CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-F-10-UR Related File Number: 8-SC-10-C

Application Filed: 6/28/2010 **Date of Revision:**

Applicant: BENCHMARK ASSOCIATES, INC.



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side of Wallace Rd., just north of Tobias Ln.

Other Parcel Info.:

Tax ID Number: 133 K A 00401 **Jurisdiction:** County

Size of Tract: 2.97 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached Residential Subdivision Density: 3.37 du/ac

Sector Plan: West City Sector Plan Designation: LDR & HP

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1308 Wallace Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the development plan for up to 10 attached dwellings on individual lots subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use

on Review within the PR zone.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND Comments:

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.

- 2. The proposed detached residential subdivision at a density of 3.37 du/ac, is consistent in use and density with the approved rezoning of the property and similar in density to existing residential development along Wallace Rd. The Richmond Hill development was approved at a density of 2.82 du/ac.
- 3. Any school age children living in this development are presently zoned to attend Rocky Hill Elementary, Bearden Middle and West High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY **ZONING ORDINANCE**

- 1. The proposed detached residential subdivision, with the recommended conditions, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance.

The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed since is similar in density to other development along Wallace Rd. Clustering the units on the site as attached units allows for a larger protection area along the stream. The use should not significantly injure the value of adjacent property. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3.7 du/ac. The proposed subdivision at a density of 3.37 du/ac is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 8/12/2010

Details of Action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

> With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within the PR zone.

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Summary of Action:	APPROVE the development plan for up to 10 attached dwellings on individual lots subject to 1 condition.			
Date of Approval:	8/12/2010	Date of Denial:		Postponements:
Date of Withdrawal:		Withdrawn prior to publica	ation?:	Action Appealed?:
LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:	Knox County Board of Zoning Appeals			
Date of Legislative Action:		Date of Legi	slative Acti	on, Second Reading:
Ordinance Number:	Other Ordinance Number References:			
Disposition of Case:	Disposition of Case, Second Reading:			
If "Other":		If "Other":		
Amendments:		Amendment	is:	

Effective Date of Ordinance:

Date of Legislative Appeal:

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