

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 8-G-05-UR **Related File Number:** 8-SD-05-C
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner:

PROPERTY INFORMATION

General Location: South side of Pine Grove Rd., west of Strawberry Plains Pike.
Other Parcel Info.:
Tax ID Number: 84 37.01 **Jurisdiction:** County
Size of Tract: 24 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 3.04 du/ac
Sector Plan: East County **Sector Plan Designation:** MDRO
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 7016 Pine Grove 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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 73 detached single family dwellings on individual lots subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of concept plan and a use on review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the approved zoning.
3. Pine Grove Rd. has adequate pavement width for development of this site which is in close proximity to Strawberry Plains Pike and its interchange with I-40.
4. Any school age children living in this development are presently zoned to attend Sunnyview Primary, Chilhowee Intermediate and Carter Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
1. The proposed detached single-family subdivision meets the standards for development within a PR 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 use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The East County Sector Plan identifies this property as mixed residential and office uses. The PR zoning for this site will allow a density up to 8 du/ac. At a proposed density of 3.04 du/ac, the proposed subdivision is consistent with the Sector Plan and the approved zoning density.

MPC Action: Approved MPC Meeting Date: 8/11/2005

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of concept plan and a use on review.

Summary of MPC action: APPROVE the development plan for up to 73 detached single family dwellings on individual lots subject to 2 conditions.

Date of MPC Approval: 8/11/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: