# **CASE SUMMARY**

### APPLICATION TYPE: USE ON REVIEW

File Number: 8-H-10-UR Related File Number: 7-SB-10-C

**Application Filed:** 7/6/2010 **Date of Revision:** 

Applicant: DOYLE JOHNSON



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: Southwest side of Murphy Rd., south of Tazewell Pike.

Other Parcel Info.:

Tax ID Number: 49 C E 001 Jurisdiction: County

Size of Tract: 10.58 acres

Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Attached and detached residential subdivision Density: 6.52 du/ac

Sector Plan: North 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:** 5940 Pebble Run Way

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & A (Agricultural) (PR Pending)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

9/20/2010 04:58 PM Page 1 of 3

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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

Variances Requested:

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

# MPC ACTION AND DISPOSITION

Tom Brechko Planner In Charge:

APPROVE the development plan for up to 69 attached and detached residential units with 37 units Staff Recomm. (Abbr.):

being on individual lots and reducing the peripheral setback along the southern boundary line to 25',

subject to the following 3 conditions:

1. Approval of the rezoning of the property to PR (Planned Residential) at a density greater than 6.52 Staff Recomm. (Full):

du/ac by the Knox County Commission.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Obtaining variances from the Knox County Board of Zoning Appeals for the variances on the

reduction of the peripheral setbacks and front yard setbacks.

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

on Review within the PR zoning district.

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

THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are in place to serve the site.

2. The surrounding area has developed with low density residential uses under PR and RB zoning. The property to the south has been approved as an attached residential subdivision with a density of 4.93 du/ac and a commercial center under PR zoning. The site is located near a major intersection

and has access from a major collector street.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning district, as well as all other criteria for approval of a use on review.

2. The proposed development 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 since the site has direct access to a major collector street..

3. The proposed PR zoning for the property would allow a density up to 7 du/ac. At a proposed density of 6.52 du/ac, the development is consistent with the proposed zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed amendment to the North City Sector Plan would allow consideration of medium density residential uses for the site which is consistent with the proposed density of 6.52 du/ac.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 9/9/2010

1. Approval of the rezoning of the property to PR (Planned Residential) at a density greater than 6.52 **Details of Action:** du/ac by the Knox County Commission.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Obtaining variances from the Knox County Board of Zoning Appeals for the variances on the reduction of the peripheral setbacks and front yard setbacks.

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

9/20/2010 04:58 PM Page 2 of 3 Summary of Action: APPROVE the development plan for up to 69 attached and detached residential units with 37 units

being on individual lots and reducing the peripheral setback along the southern boundary line to 25',

subject to the following 3 conditions:

Date of Approval: 9/9/2010 Date of Denial: Postponements: 8/12/2010

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

9/20/2010 04:58 PM Page 3 of 3