

# 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-H-14-UR                      **Related File Number:** 8-SC-14-C  
**Application Filed:** 6/30/2014              **Date of Revision:**  
**Applicant:** CARL PERRY CONSTRUCTION, LLC

## PROPERTY INFORMATION

**General Location:** Northeast side of Pleasant Ridge Rd., west of Moss Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 H A 003                      **Jurisdiction:** City  
**Size of Tract:** 2.85 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached Residential Subdivision                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** MDR - Sector Plan, LDR - One Year Plan  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 0 Pleasant Ridge Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (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:

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 plan for up to 13 detached dwellings units on individual lots subject to 1 condition.

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

With the conditions noted, this plan meets the requirements for approval of a concept plan and a use on review in the RP-1 zoning district.

**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 all utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with other development in the area.

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

1. The proposed detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other relevant 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 since the development has direct access to a minor arterial street.
3. The proposed subdivision density of 4.56 du/ac is consistent with the zoning density of up to 5.9 du/ac permitted by the RP-1 zoning.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan identifies the property as medium density residential with a maximum density of 24 du/ac. The Knoxville One Year Plan identifies the property as low density residential at a density less than six units per acre. With a proposed density of 4.56 du/ac, the proposed development is consistent with the Sector Plan and One Year Plan.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 8/14/2014

**Details of Action:** Inskip Community Association is currently selling three inch stickers with the Inskip "i" symbol for \$10.00 to raise funds for community projects in Inskip

**Summary of Action:** Approve the plan for up to 13 detached dwellings units on individual lots subject to 1 condition.

**Date of Approval:** 8/14/2014

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**