# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 8-I-05-UR Related File Number: 8-SG-05-C

**Application Filed:** 7/11/2005 **Date of Revision:** 

Applicant: GOLDIE HOBBY

Owner:



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: Northwest side of E. Copeland Dr., east of Bowman Hollow Rd.

Other Parcel Info.:

**Tax ID Number:** 46 176, 177, 177.01, & OTHER: 046DA001 AND 046DA0 **Jurisdiction:** County

Size of Tract: 21 acres

Accessibility:

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single-family subdivision Density: 3 du/ac

Sector Plan: North County Sector Plan Designation: AG/RR

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

Street: 323 E Copeland Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending

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:** 

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 62 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 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 all utilities are available to serve this site.

- 2. The proposed detached single-family subdivision at a density of 2.95 du/ac, is consistent in use and density (up to 3 du/ac) with the recent rezoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
- 3. Any school age children living in this development are presently zoned to attend Copper Ridge Elementary, Powell Middle School and Powell High School.

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 (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 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 North County Sector Plan as revised designates this property for low density residential with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 3 du/ac. At a proposed density of 2.95 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 9/8/2005

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.

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

**Summary of MPC action:** APPROVE the development plan for up to 62 detached single family dwellings on individual lots, subject to 2 conditions.

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Date of MPC Approval: 9/8/2005 Date of Denial: Postponements: 8/11/2005

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:

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