# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 8-I-08-UR Related File Number: 8-SB-08-C

**Application Filed:** 7/8/2008 **Date of Revision:** 

Applicant: CORNERSTONE DEV. GROUP



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### PROPERTY INFORMATION

General Location: North end of Covered Bridge Blvd., west of East Gallaher Ferry Rd.

Other Parcel Info.:

Tax ID Number: 116 029 (PART OF) Jurisdiction: County

Size of Tract: 35.44 acres

Accessibility:

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached residential subdivision Density: 1.52 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR, STPA, SLPA

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

Street: 2215 East Gallaher Ferry 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 Approved: 0 No. of Lots Proposed:

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 54 detached residential units on individual lots, including a

reduction in the peripheral setback to 15' along the northern property line as identified on the

development plan, subject to 3 conditions.

1. Meeting the three conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Staff Recomm. (Full):

Knox County Commission on August 22, 2005. These conditions address density and total number of units, tree protection and potential future development.

2. The peripheral setback reduction from 35' to 15' is along the common property line between Tax

Parcel 116-02915 and Lots 40-47 of the proposed subdivision.

3. 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.

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

THE COMMUNITY AS A WHOLE

1. A letter was provided from West Knox Utility District with the rezoning request identifying that water and sanitary sewer service may be provided to this site.

2. The proposed detached residential subdivision at a density of 1.52 du/ac, is consistent in use and

density with the approved rezoning of the property.

3. Any school age children living in this development are presently zoned to attend Hardin Valley

Elementary, Karns Middle School and Hardin Valley Academy.

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 PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to collector and arterial streets.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property as low density residential use, stream protection and slope protection areas. The PR zoning recommended for approval by the Planning Commission will allow a density up to 1.8 du/ac. The proposed third unit of the subdivision at a density of 1.52 du/ac 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.

Approved MPC Action: MPC Meeting Date: 8/14/2008

**Details of MPC action:** 1. Meeting the three conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005. These conditions address density and total number of units, tree protection and potential future development.

> 2. The peripheral setback reduction from 35' to 15' is along the common property line between Tax Parcel 116-02915 and Lots 40-47 of the proposed subdivision.

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

8/21/2008 05:34 PM Page 2 of 3 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 54 detached residential units on individual lots, including a

reduction in the peripheral setback to 15' along the northern property line as identified on the

development plan, subject to 3 conditions.

Date of MPC Approval: 8/14/2008 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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