

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for 2 detached single family dwellings on individual lots subject to 5 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Provision of a 35' front/peripheral setback along Kimberlin Heights Rd
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. To prevent backing out into Kimberlin Heights Rd., provide a turn around type driveway on each lot
5. The 500 year Minimum Floor Elevation being verified by the Knox County Dept. of Engineering and Public Works prior to final plat approval.

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: The applicant was originally proposing to place 36 attached dwellings on 7.61 acres. After studying the existing drainage situation in the area, the applicant is now proposing 2 detached single family dwelling on 4.28 acres that will have direct access to Kimberlin Heights Rd. The rezoning of the portion of the site that has been dropped from this use on review request has also been withdrawn.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development 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 dwellings are consistent in use and density with the recent rezoning recommendation.

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

1. The proposed detached and attached single-family dwellings meet 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 proposed development is consistent with the South County Sector Plan proposal of low density residential uses. The PR zoning approved for this site will allow a density up to 5 du/ac. At a proposed density of 0.47 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action: Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:
1. 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 request for 2 detached single family dwellings on individual lots on Parcel 212.02 subject to 5 conditions

Date of MPC Approval: 10/13/2005 **Date of Denial:** **Postponements:** 8/11/2005-9/8/2005

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": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**