CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-A-05-UR Related File Number: 9-SB-05-C

Application Filed: 8/5/2005 **Date of Revision:**

Applicant: DAVID VARNER

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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: West side of Bell Rd., south of Brackett Rd.

Other Parcel Info.:

Tax ID Number: 20 101.02 Jurisdiction: County

Size of Tract: 5.988 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Single-family Subdivision Density: 1.00 du/ac

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: Bell 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:

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 6 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 of a Concept Plan and 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 1.002 du/ac, is consistent in use and density (up to 3 du/ac) with the existing zoning. 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 Halls Elementary and Middle Schools and Gibbs 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 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 1.002 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.

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

MPC Action: Approved

Approved MPC Meeting Date: 11/10/2005

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.

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

Summary of MPC action:

APPROVE the development plan for up to 6 detached single family dwellings on individual lots subject to 2 conditions.

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Date of MPC Approval:	11/10/2005	Date of Denial:	Postponements:	9/8/2005-10/13/2005
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 Numb	er References:	
Disposition of Case:		Disposition of Case, S	econd Reading:	

If "Other":

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

If "Other":

Amendments:

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