CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-A-06-UR Related File Number: 9-SB-06-C

Application Filed: 7/28/2006 Date of Revision:

Applicant: PRESTIGE DEVELOPMENT

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: Northwest side of Cunningham Rd., at the north end of Ferndale Rd.

Other Parcel Info.:

Tax ID Number: 48 5 Jurisdiction: County

Size of Tract: 17.3 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single-family subdivision Density: 0.81 du/ac

Sector Plan: North County Sector Plan Designation: LDR & STPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 2511 Cunningham Rd

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 14 detached residential dwellings on individual lots subject to

3 conditions.

Staff Recomm. (Full):

1. Approval of the rezoning to PR (Planned Residential) at a density of up to 3 du/ac and F (Floodway)

by Knox County Commission (8-B-06-RZ).

2. Meeting all applicable requirements of the approved concept subdivision plan.

3. 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 water and sewer will be provided to this site.

2. The proposed detached single-family subdivision at a density of 1.31 du/ac, is consistent in use and density with the proposed rezoning of the property.

3. Any school age children living in this development are presently zoned to attend Brickey McCloud Elementary and Halls Middle and High Schools.

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 street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property as low density residential use and stream protection area. With a proposed density of 1.31 du/ac and designation of the floodway, no-fill zone and stream buffers, the subdivision is consistent with the Sector Plan designations.

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

MPC Action: Approved MPC Meeting Date: 9/14/2006

Details of MPC action:1. Approval of the rezoning to PR (Planned Residential) at a density of up to 3 du/ac and F (Floodway) by Knox County Commission (8-B-06-RZ).

2. Meeting all applicable requirements of the approved concept subdivision plan.

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Summary of MPC action: APPROVE the development plan for up to 14 detached residential dwellings on individual lots subject to

3 conditions.

Date of MPC Approval: 9/14/2006 **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:

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If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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