# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 9-G-05-UR Related File Number: 9-SF-05-C

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

Applicant: GRAUSTEIN PARTNERSHIP

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: Southeast side of Nubbin Ridge Rd., east of Wildtree Ln.

Other Parcel Info.:

**Tax ID Number:** 133 65, 66, 67 & 68.01 **Jurisdiction:** County

Size of Tract: 21.33 acres

Accessibility:

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached Single-family Subdivision Density: 2.77 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 8300 Nubbin Ridge Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential) & 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 58 detached single family dwellings on individual lots and a

reduction of the peripheral setback from 35' to 25' along the property boundary that adjoins the PR

zoning to the southeast, subject to 3 conditions.

Staff Recomm. (Full):

1. Approval of the rezoning request (9-G-05-RZ) by the Knox County Commission to PR (Planned Posidential) at an appropriate density to accommodate this development.

Residential) at an appropriate density to accommodate this development.

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 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 in place to serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. With the stated conditions and approval of the rezoning request for Parcels 66, 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 since the subdivision has direct access to a major collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved and requested for this site will allow a density up to 4 du/ac. With a proposed density of 2.72 du/ac, the proposed subdivision is consistent with the Sector Plan, Growth Policy Plan.

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

**Details of MPC action:**1. Approval of the rezoning request (9-G-05-RZ) by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development.

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 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 58 detached single family dwellings on individual lots and a reduction of the peripheral setback from 35' to 25' along the property boundary that adjoins the PR

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zoning to the southeast, subject to 3 conditions.

Date of MPC Approval: 9/8/2005 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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