CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-G-06-UR Related File Number:

Application Filed: 8/7/2006 **Date of Revision:**

Applicant: BOB BURRIS

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southwest side of Pelleaux Rd., north of Western Rd.

Other Parcel Info.:

Tax ID Number: 27 289.01-289.03 Jurisdiction: County

Size of Tract: 4.08 acres

Accessibility: Access is via Pelleaux Rd., a minor collector street with 17' of pavement width within a 40' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land

Surrounding Land Use:

Proposed Use: Detached dwellings on 5 lots Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

Neighborhood Context: This area has been developed with rural to low density residential uses under A, RA and PR zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was rezoned to PR 1-2 du/ac (9-H-04-RZ, 5-V-06-RZ).

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:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for 5 detached dwellings on 5 lots in the PR zoning district, subject to

the following 5 conditions:

Staff Recomm. (Full):

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

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

3. Certifying sight distance for each lot.

4. Submitting a revised site plan showing the location of proposed driveways and their turn-around

capability

5. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning

district.

The applicant is proposing to subdivide this 4.08 acre site into 5 lots. There are presently 3 lots located on this site. Access to the lots will be from private driveways directly off Pelleaux Rd. Since Pelleaux Rd. is classified as a collector street, the applicant will be required to provide turn-around driveways for

each lot. Upon field review, staff has requested that the applicant certify sight distance for each lot.

Due to slope constraints and the natural drainageway running through the property, the applicant has requested and received a number of variances from the Knox County Board of Zoning Appeals regarding front building and peripheral setback reductions. The applicant is planning on requesting an additional variance to reduce the right-of-way along Pelleaux Rd. from 35' to 25' upon final plat review.

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

- 1. The request will not place any additional demands on schools and will have minimal impact on street traffic.
- 2. The request will have minimal impact on local services since all utilities are in place to sere this site.
- 3. The request is consistent with the use and density of recent zoning changes and subdivision development in the area.

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

- 1. The proposed development is consistent will all relevant requirements of PR zoning, as well as other criteria for approval of a use on review.
- 2. The proposed development 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 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 MPC PLANS

1. The North County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 2 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

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

Details of MPC action:1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public

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Works.

- 3. Certifying sight distance for each lot.
- 4. Submitting a revised site plan showing the location of proposed driveways and their turn-around capability.
- 5. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning

Effective Date of Ordinance:

district.

Date of Legislative Appeal:

Summary of MPC action: APPROVE the development plan for 5 detached dwellings on 5 lots in the PR zoning district, subject to

the following 5 conditions:

Date of MPC Approval:9/14/2006Date of Denial:Postponements:Date of Withdrawal:Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
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:

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