

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-G-18-UR **Related File Number:** 9-SE-18-C
Application Filed: 7/30/2018 **Date of Revision:**
Applicant: TRANS-SOUTH PROPERTIES GP

PROPERTY INFORMATION

General Location: North and south side of Glen Creek Rd., south of Millertown Pike.
Other Parcel Info.:
Tax ID Number: 60 H E 00901 & 10301 **Jurisdiction:** City
Size of Tract: 69.94 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR & HP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 0 Glen Creek Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for 160 detached residential units on individual lots subject to the following condition:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the RP-1 zoning district, as well as 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 development will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed detached residential development is consistent in use and density with the proposed zoning and subdivision development in the area.

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

- 1. The proposed residential development meets the standards for development within the RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 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 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.
- 3. The zoning density of this site is 1- 3 dwellings per acre. The proposed 2.29 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northeast County Sector Plan and Knoxville One Year Plan identify this property for low density residential use with a maximum density of 5.9 du/ac. With a proposed density of 2.29 du/ac the concept plan is consistent with the Sector Plan and One Year Plan.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 9/13/2018

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the RP-1 zoning district, as well as other criteria for approval of a use on review.

Summary of Action:

APPROVE the development plan for 160 detached residential units on individual lots subject to the following condition:

Date of Approval:

9/13/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: