CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-I-07-UR Related File Number: 9-SD-07-C

Application Filed: 8/6/2007 **Date of Revision:**

Applicant: SOUTHLAND GROUP, INC.



Suite 403 • City County Building 4 0 0 Main Street 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: On Creekrock Ln., between Gallant Ln. and Sunday Silence Dr., east of Murphy Rd.

Other Parcel Info.:

Tax ID Number: 49 PART OF 67.02 Jurisdiction: County

Size of Tract: 9.1 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision Density: 2.75 du/ac

Sector Plan: North City Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: Gallant Ln

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:

No. of Lots Approved: 0 No. of Lots Proposed:

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 request for up to 23 detached dwellings on individual lots as shown on the development

plan subject to 1 condition

1. Meeting all applicable requirements of the Knox County Zoning Ordinance Staff Recomm. (Full):

> With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND Comments:

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 residential 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. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.

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.

3. The approved zoning density for this site is 1-3 dwellings per acre. The proposed 2.53 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property for low density residential use which is consistent with the approved zoning density of up to 3 du/ac. At a proposed density of 2.53 du/ac, the subdivision

is in compliance with the sector plan.

MPC Action: Approved MPC Meeting Date: 9/13/2007

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

> With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

Summary of MPC action: APPROVE the request for up to 23 detached dwellings on individual lots as shown on the development

plan subject to 1 condition

Date of MPC Approval: 9/13/2007 Date of Denial: Postponements: Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Knox County Board of Zoning Appeals Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

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Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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