# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 9-J-04-UR Related File Number: 9-SF-04-C

Application Filed: 8/9/2004 Date of Revision:

Applicant: S & E PROPERTIES

Owner:



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 Dogwood Dr., south of Merriwood Dr.

Other Parcel Info.:

Tax ID Number: 134 H E 012 Jurisdiction: County

Size of Tract: 10.65 acres

Accessibility:

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single-family subdivision Density: 2.44 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

Street: Dogwood Dr

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 22 detached single family dwellings on individual lots subject

to 2 conditions.

Staff Recomm. (Full):

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

2. 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 a minimal impact on local services since water and sewer utilities are in place to serve this site.

- 2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning and with the existing residences in the area.
- 3. The recommended street improvements to Dogwood Dr. will help to reduce the traffic impact associated with this proposed development.

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

- 1. The proposed detached single-family subdivision meets the standards for development within a PR 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 outside of the existing subdivision.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the amended Southwest County Sector Plan proposal of low density residential uses for this property. The PR zoning approved for this site will allow a density up to 3 du/ac. At a proposed density of 2.07 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved MPC Meeting Date: 10/14/2004

**Details of MPC action:**1. Meeting all applicable requirements of the approved concept subdivision plan.

2. 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.

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Summary of MPC action: APPROVE the development plan for up to 22 detached single family dwellings on individual lots subject

to 2 conditions.

Date of MPC Approval: 10/14/2004 Date of Denial: Postponements: 9/9/2004

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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