

▶ **FILE #:** 2-J-07-UR

**AGENDA ITEM #:** 90

**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** ROY CORUM PROPERTY

OWNER(S): ROY CORUM

TAX ID NUMBER: 21 PT 127

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side of Fairview Rd., southeast of Napoli Bv.

▶ **APPX. SIZE OF TRACT:** 2.73 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Fairview Rd., a minor arterial street with 18' of pavement width within 40' of right of way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 1.47 du/ac

HISTORY OF ZONING: The site was zoned PR (Planned Residential) at 2.5 du/ac in August, 2005

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / PR residential

South: Detached dwellings / A agricultural

East: Detached dwellings / A agricultural

West: Detached dwellings / A agricultural

NEIGHBORHOOD CONTEXT: This area is developed with rural, low and medium density residential uses under A, RA and RB zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for up to four detached dwellings on individual lots subject to 7 conditions**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Widening the existing paved driveway to a minimum width of 20'
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
4. Placing a note on the final plat that all lots will have access from the joint permanent easement only
5. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the joint permanent easement
6. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Fairview Rd..
7. Meeting all applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

The applicant is proposing to subdivide this 2.73 acre site into 4 detached lots at a density of 1.47 du/ac. This is part of a nineteen acre site that was subject to a concept subdivision and use on review in 2005. The applicant was holding this 2.7 acre portion of the site for his own use. He is now proposing to divide the site so other family members can build houses on the property.

#### 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 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 recommended zoning.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs High Schools.

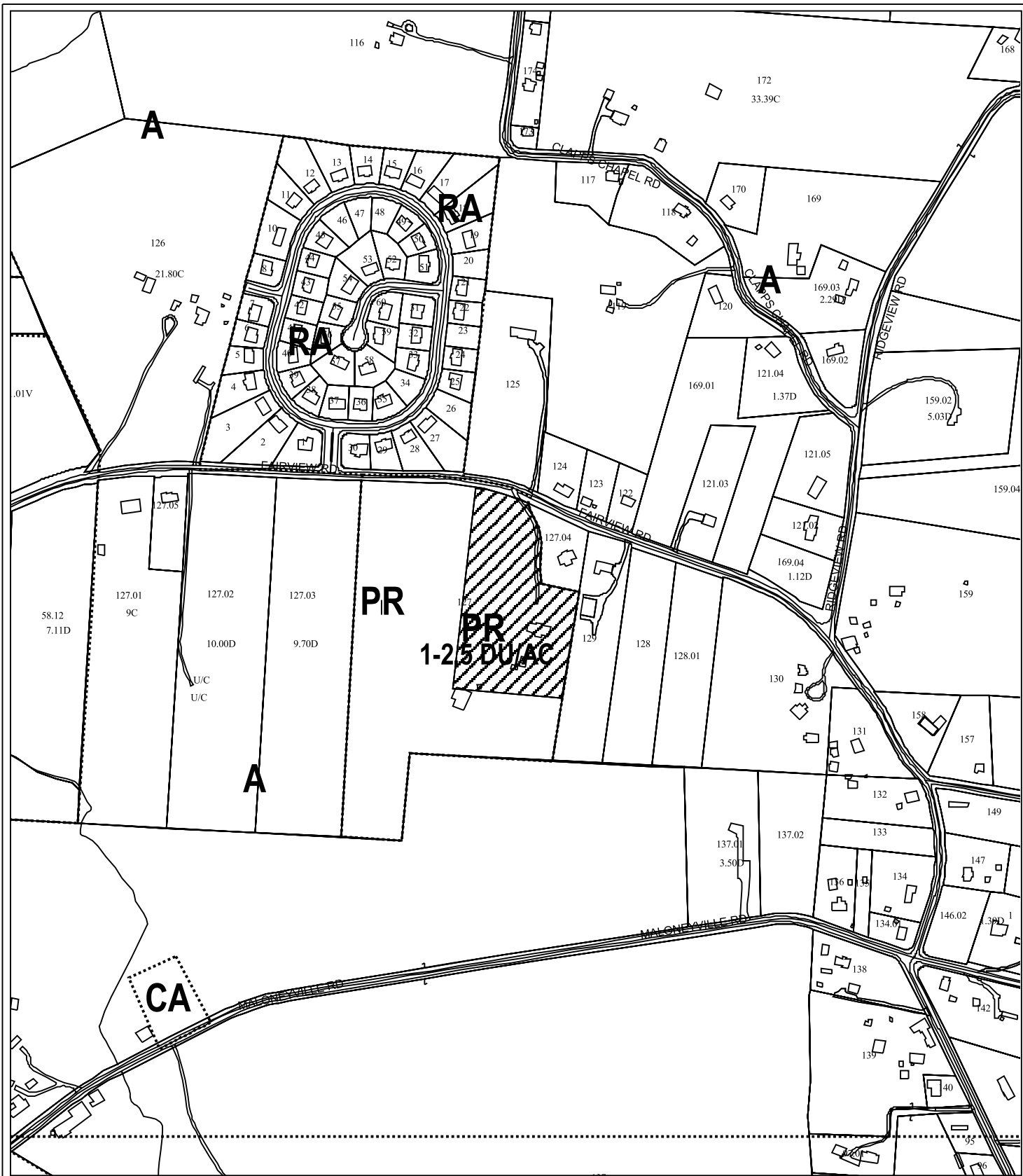
#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low residential use. The recommended PR zoning for this site will allow a density up to 2.5 du/ac. At a proposed density of 1.47 du/ac, the proposed subdivision is consistent with the Sector Plan and the recommended zoning density.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



2-J-07-UR  
 USE ON REVIEW

 Detached residential development in PC (Planned Commercial)

Original Print Date: 01/23/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Roy Corum Property

Map No: 21

Jurisdiction: County



