



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 1-H-07-UR

AGENDA ITEM #: 96

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** DEREK HINKLEY

OWNER(S): NANCY NICHOLSON

TAX ID NUMBER: 29 041

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side of E. Emory Rd., southwest of Thomas Ln.

▶ **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Emory Rd., a two-lane major arterial street with 22' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** 3 detached residential units

HISTORY OF ZONING: Property was rezoned to PR in 2006 (8-F-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Residential / A (Agriculture) & PR (Planned Residential)

South: Residential / A (Agriculture) & PR (Planned Residential)

East: Residential / PR (Planned Residential) & RA (Low Density Residential)

West: Residential / A (Agriculture)

NEIGHBORHOOD CONTEXT: This site is part of a residential area that has developed along this section of E. Emory Rd., within A, RA, RB and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for up to 3 residential lots under the PR (Planned Residential) zoning district, subject to the following 4 conditions:

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. Meeting all applicable requirements of the Knox County Health Department.
4. Submitting a driveway profile for the proposed entrances onto E. Emory Rd.

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to subdivide this 1.3 acre lot into 3 residential lots under the PR zoning district. The existing home will have direct access onto E. Emory Rd. The other 2 proposed lots will have access to a 25' JPE.

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 all utilities are already in place to serve this site.
2. E. Emory Rd. is a major arterial street and has sufficient capacity to handle the additional traffic which will be general by this development.
3. This request will have minimal impact on schools and adjacent properties.

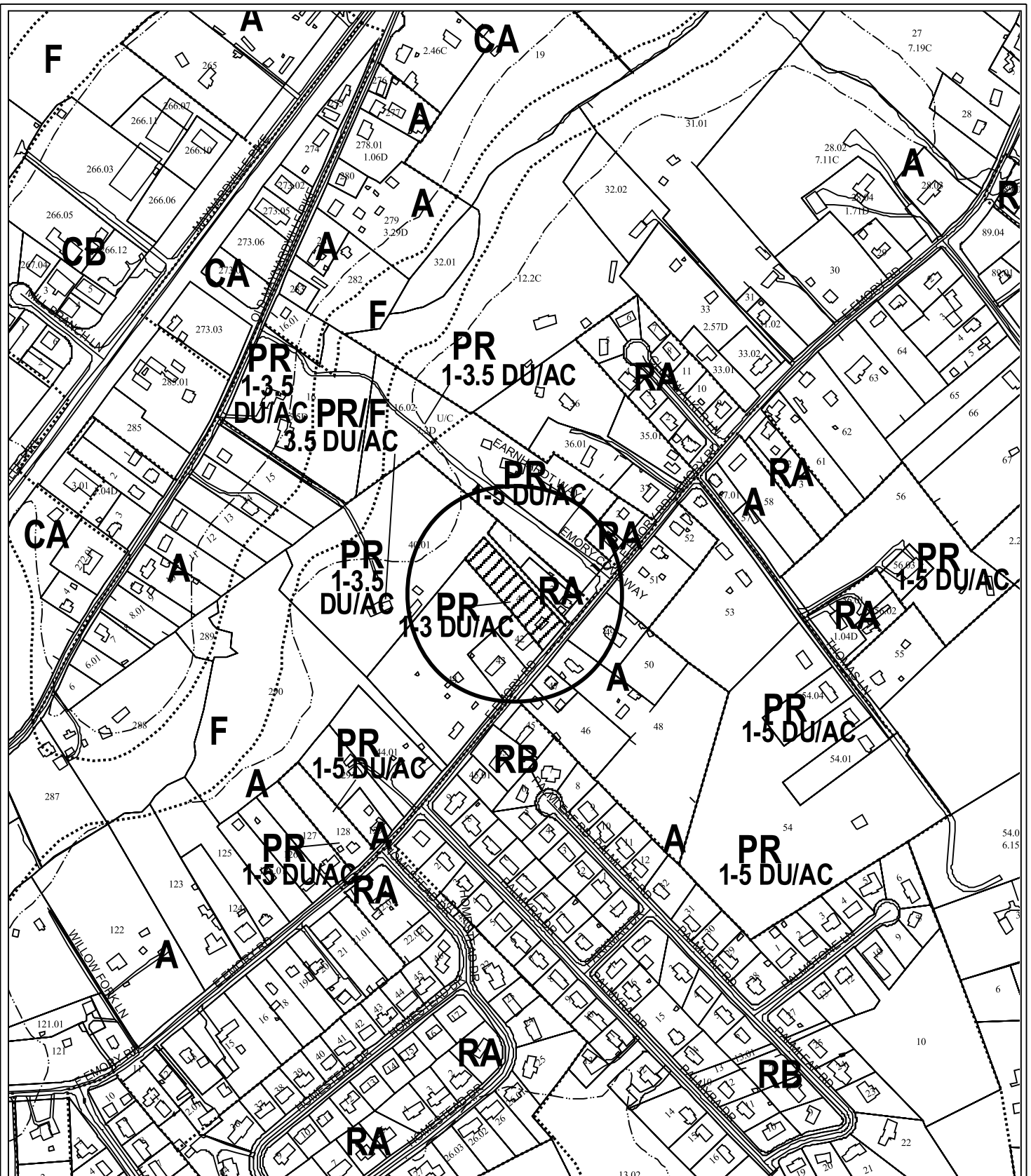
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed subdivision is consistent with the general standards for uses permitted on review.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms to the North County Sector Plan which proposes low density residential uses for this area.

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.



1-H-07-UR
 USE ON REVIEW



3 detached residential units in PR (Planned Residential)

Original Print Date: 12/29/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Derek Hinkley

Map No: 29

Jurisdiction: County



