CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-G-15-UR Related File Number: 1-SD-15-C

Application Filed: 11/24/2014 Date of Revision:

Applicant: W. BOYD LONAS



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 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of Black Rd., northeast of Ridgeland Dr.

Other Parcel Info.:

Tax ID Number: 130 058 Jurisdiction: County

Size of Tract: Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached dwellings Density:

Sector Plan: Northwest County Sector Plan Designation: RR/Ag (Rural Residential)

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street:

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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the development plan as shown for up to 35 detached dwellings on individual lots and the

reduction of the peripheral setback from 35' to 25' along the Black Road frontage as shown subject to

2 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a

density of 1 du/ac.

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 within the PR (Planned Residential) zoning district.

Comments:

Action: Approved Meeting Date: 1/8/2015

Details of Action:

Summary of Action: APPROVE the development plan as shown for up to 35 detached dwellings on individual lots and the

reduction of the peripheral setback from 35' to 25' along the Black Road frontage as shown subject to

2 conditions

Date of Approval: 1/8/2015 Date of Denial: Postponements:

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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