

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
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

**File Number:** 1-G-16-UR  
**Application Filed:** 11/30/2015  
**Applicant:** M & M PARTNERS

**Related File Number:** 1-SB-16-C  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Hickory Creek Rd., east side of Lovelace Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 129 032 PART **Jurisdiction:** County  
**Size of Tract:** 17.74 acres  
**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:** LDR (Low Density Residential) pending  
**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:**

**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 request for up to 53 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25' as identified on the Concept Plan subject to 1 condition.

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

Comments:

Action: Approved

Meeting Date: 1/14/2016

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

Summary of Action: APPROVE the request for up to 53 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25' as identified on the Concept Plan subject to 1 condition.

Date of Approval: 1/14/2016

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: