

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-L-04-UR **Related File Number:** 1-SJ-04-C
Application Filed: 12/11/2003 **Date of Revision:**
Applicant: SPIRIT OF THE SMOKIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Westland Dr., northeast of Clover Hill Ln.
Other Parcel Info.:
Tax ID Number: 144 64 **Jurisdiction:** County
Size of Tract: 22.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached and detached single family subdivision **Density:** 3.2 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth 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)
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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the plan for up to 54 detached single family dwellings on individual lots shown on the plan subject to 3 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.
3. Establishing the minimum required setback for all detached single family dwellings at 20'

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

Comments:

MPC Action: Approved MPC Meeting Date: 2/12/2004

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.
3. Establishing the minimum required setback for all detached single family dwellings at 20'

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

Summary of MPC action: APPROVE the plan for up to 54 detached single family dwellings on individual lots shown on the plan subject to 3 conditions

Date of MPC Approval: 2/12/2004 Date of Denial: Postponements: 1/8/2004

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: