

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

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www.knoxmpc.org

File Number: 10-C-03-UR **Related File Number:**
Application Filed: 9/5/2003 **Date of Revision:**
Applicant: HATCHER CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: Southwest side Morris Rd., northwest of Fleming Valley Ln.
Other Parcel Info.:
Tax ID Number: 37 N J 023 **Jurisdiction:** County
Size of Tract: 19543 square feet
Accessibility: Access is via Morris Rd., a minor collector street with 50' of right of way and 17' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Additional single family dwelling **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A. PR and RA zoning.

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

Street: 7733 Morris Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1-3 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: 23 single family lots were approved by MPC for the Brighton Park subdivision on 7/13/00 (6-SE-00-C, 6-G-00-UR).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential use for this property. The proposed development is consistent with the Sector Plan.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 10/9/2003

- Details of MPC action:**
- 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. Connecting to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department.
 - 4. An administrative plat, subdividing the subject property into two lots of record, must be certified by MPC and recorded prior to any building permits being issued for the dwellings.
 - 5. Meeting all requirements outlined in the attached sinkhole repair permit from the Tennessee Department of Environment and Conservation (TDEC), as well as any other applicable TDEC requirements.

Summary of MPC action: APPROVE the development plan for an additional single family dwelling in the PR zoning district, subject to 5 conditions:
APPROVE the requested waiver for a reduction in the peripheral setback on the east property lines from 35 feet to 20 feet.

Date of MPC Approval: 10/9/2003 **Date of Denial:** **Postponements:**

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:**