#### APPLICATION TYPE: USE ON REVIEW



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County

Jurisdiction:

File Number:	10-D-07-UR	Related File Number:	10-SE-07-C
Application Filed:	9/4/2007	Date of Revision:	
Applicant:	CORNERSTONE DEVELOPMENT GROUP		

#### **PROPERTY INFORMATION**

General Location: East end of King Post Trail, east of Covered Bridge Blvd.

**Other Parcel Info.:** 

**Tax ID Number:** 116 29.18

Size of Tract: 3.08 acres

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

Proposed Use:	Detached residential subdivision			Density:
Sector Plan:	Northwest County	Sector Plan Designation:	LDR	
Growth Policy Plan:	Rural Area			

Neighborhood Context:

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

King Post Trl

Location:

Street:

**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:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC ACTI	ON AND DISPOSITION		
Planner In Charge:	Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 51 detached residential units on individual lots for Unit 3 subject to 2 conditions.			ual lots for Unit 3
Staff Recomm. (Full):	Commission on August 22, 2	rezoning approval (Case numbe 005. uirements of the Knox County Z		d by the Knox County
	With the conditions noted, th criteria for approval of a use-	s plan meets the requirements to on-review.	for approval in the PF	zone and the other
Comments:	EFFECT OF THE PROPOSATHE COMMUNITY AS A WH	L ON THE SUBJECT PROPER OLE	RTY, SURROUNDING	PROPERTY AND
	serve this site.	will have minimal impact on loc		
	rezoning of the property.	iving in this development are pro	-	
	CONFORMITY OF THE PRO	POSAL TO CRITERIA ESTAB	LISHED BY THE KN	OX COUNTY
		sidential subdivision meets the nd all other requirements of the		
	2. The proposed subdivision The proposed development i Sector Plan (See comments	n is consistent with the general s s consistent with the adopted place below). The use is in harmony will not draw additional traffic the	ans and policies of th with the general purp	e General Plan and ose and intent of the
	CONFORMITY OF THE PRO	POSAL TO ADOPTED PLANS	6	
	protection and slope protection Commission will allow a densi subdivision at a density of 1.	ctor Plan designates this proper on areas. The PR zoning recom- ity up to 1.8 du/ac. The propos / du/ac is consistent with the Se he Rural Area on the Knoxville-	mended for approva ed revision to the thir ector Plan and zoning	by the Planning d unit of the designation.
MPC Action:	Approved		MPC Meeting Date	: 12/13/2007
Details of MPC action:	<ol> <li>Meeting conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>			d by the Knox County
	With the conditions noted, th criteria for approval of a use-	s plan meets the requirements t	for approval in the PF	zone and the other
Summary of MPC action:	APPROVE the development subject to 2 conditions.	plan for up to 51 detached resid	lential units on individ	ual lots for Unit 3
Date of MPC Approval:	12/13/2007 Date o	f Denial:	Postponements:	10/11/2007-

#### Withdrawn prior to publication?: Action Appealed?:

	LEGISLATIVE ACTI	ON AND DISPOSITION
Legislative Body:	Knox County Board of Zoning Appe	eals
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":		lf "Other":
Amendments:		Amendments:
Date of Legislative Appeal	:	Effective Date of Ordinance: