

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-S-06-UR                      **Related File Number:**  
**Application Filed:** 9/11/2006              **Date of Revision:**  
**Applicant:** WEATHERSTONE, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Autumn Valley Ln., northwest side of Sunny Springs Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 143 PART OF 110                      **Jurisdiction:** City  
**Size of Tract:** 7.45 acres  
**Accessibility:** Access is via Pipkin Ln., a local street with a pavement width of 26'.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Subdivision under development  
**Surrounding Land Use:**  
**Proposed Use:** Revised front setbacks for approved attached residential development    **Density:** 2.47 du/ac  
**Sector Plan:** Southwest County    **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Property in the area is zoned A agricultural, PR, RP-1 and RA residential. Development consists of detached single family dwellings. Pellissippi Parkway ( I-140) borders the site to the east.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Concept subdivision and development plan approved by MPC on 4/13/2006 for up to 135 dwellings

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

