

# 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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**File Number:** 10-V-06-UR                      **Related File Number:**  
**Application Filed:** 9/11/2006              **Date of Revision:**  
**Applicant:** DAVID WHISNANT  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North end of Meriwether Ln., southwest side of Canton Hollow Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 143 K F 062                      **Jurisdiction:** County  
**Size of Tract:** 1.319 acres  
**Accessibility:** Access is via Meriwether Ln., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** One additional detached dwelling unit                      **Density:** 2.13 du/ac  
**Sector Plan:** Southwest County              **Sector Plan Designation:** LDR & SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in a low density residential area that has developed under PR and A zoning.

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

**Street:** Meriwether Ln  
**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:** Property was rezoned to PR (Planned Residential) at up to 3 du/ac in 2003.

## PLAN INFORMATION (where applicable)

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



development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 3 du/ac. With a proposed density of 2.13 du/ac, the request is consistent with the Sector Plan and Growth Policy Plan.

**MPC Action:**

Approved

**MPC Meeting Date:** 10/12/2006

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Providing plans to the Knox County Department of Engineering and Public Works for stabilizing the graded bank behind tax parcels 62, 63 and 30. These plans must be approved prior to a building permit being issued for this additional dwelling. Stabilization measures shall be in place prior to issuance of a certificate of occupancy for the dwelling.
3. Submitting a subdivision plat for the two lots that will include the detention basin and easement across both lots.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

**Summary of MPC action:**

APPROVE the request for one additional detached dwelling unit located on an individual lot subject to 5 conditions

**Date of MPC Approval:**

10/12/2006

**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:**