

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 11-C-14-UR **Related File Number:**
Application Filed: 9/29/2014 **Date of Revision:**
Applicant: GARRON LAND SURVEYING

PROPERTY INFORMATION

General Location: Northwest side of Garner Ln., northeast of Heiskell Rd.
Other Parcel Info.:
Tax ID Number: 46 L E 052 **Jurisdiction:** County
Size of Tract: 21864 square feet
Accessibility: Access is via Gardner Ln., a local street with a pavement width of 16' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Revised development plan adding one lot and a reduction of the peripheral boundary setback from 35' to 15' **Density:** 2.44 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Development adjoining the site consists of detached dwellings that have been developed in the A (Agricultural) or RA (Low Density Residential) zones

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

Street: 117 Gardner Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned PR (planned Residential in January 2002 (12-E-01-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

Summary of Action: APPROVE the development plan for up to 1 detached dwelling on each lot and the reduction of the peripheral boundary setback to 15' on the northeast and southwest sides as shown on the plan subject to 3 conditions

Date of Approval: 12/11/2014

Date of Denial:

Postponements: 11/13/2014

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Withdrawn prior to publication?: **Action Appealed?:**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