

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
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-F-03-UR **Related File Number:**
Application Filed: 10/13/2003 **Date of Revision:**
Applicant: RICKY AND LISA BYRD FOR CAD PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northwest side Tazewell Pike, southwest of Fowler Ln.
Other Parcel Info.:
Tax ID Number: 58 L D 039 **Jurisdiction:** City
Size of Tract: 2.2 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 40' of right of way and 23' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Medical facility and single family dwelling **Density:**
Sector Plan: North City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with low to medium density residential uses under R-1 and R-2 zoning. There is an office use to the northeast, zoned O-1.

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

Street: 3401 Tazewell Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the City of Knoxville Arborist.
5. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the project.
6. Submitting a plat to MPC for administrative review and certification, and recording the plat. The plat must show the subdivision of parcel 39 into two lots of record, one for the house, and one for the medical offices.

Summary of MPC action: APPROVE the medical facility in the R-2 zoning district, subject to 6 conditions:

Date of MPC Approval: 11/13/2003

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: