CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-J-07-UR Related File Number:

Application Filed: 10/1/2007 **Date of Revision:**

Applicant: REVEIZ CUSTOM HOMES, LLC



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

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west of Westcott Blvd.

Other Parcel Info.:

Tax ID Number: 104 B C 001 & MAP 104 017 Jurisdiction: County

Size of Tract: 13 acres

Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within

a 250' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed Commercial Development

Surrounding Land Use:

Proposed Use: Mixed Commercial Development Density:

Sector Plan: Northwest County Sector Plan Designation: LI & STPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located in an area of mixed residential and business park development.

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

Street: 10231 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property (Parcel 17.02) rezoned to PC (Planned Commercial) by Knox County Commission on

2/28/2005. Parcel 16.01 was rezoned to PC (Planned Commercial) by Knox County Commission on

12/19/2005.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant's engineer.

Staff Recomm. (Full):

Comments: The applicant is requesting a revision to the use-on-review approval granted for this site by the Planning

Commission on May 11, 2006 for a 62,000 square foot mixed use planned commercial development. The revised application includes an increase in square footage for the previously approved buildings and the addition of a building site on the east side of the entrance road for a medical office building. Due to the increase in total square footage for the development site, a traffic impact study was required.

Action: Denied (Withdrawn) Meeting Date: 11/12/2009

Details of Action:

Summary of Action:

Date of Approval: Postponements: 11/8/2007-3/14/2008

Date of Withdrawal: 11/12/2009 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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