APPLICATION TYPE: USE ON REVIEW

Related File Number:

Date of Revision:

11-SE-07-C



FAX•215•2068 www•knoxmpc•org

Jurisdiction: County

Density: 3.11 du/ac

File Number:	11-L-07-UR
Application Filed:	10/5/2007
Applicant:	EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: Northwest side of Hickey Rd., terminus of Boston Ln.

Other Parcel Info.:

Tax ID Number: 118 091.01 & 104NE027

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

13.5 acres

Sector Plan: Northwest County Sector Plan Designation: LDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

PR (Planned Residential)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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.):	APPROVE the development plan for up to 42 detached residential dwellings on individual lots subject to 1 condition.			
Staff Recomm. (Full):	1. Meeting all applicable requirement	nts of the Knox County Z	oning Ordinance.	
	With the conditions noted, this plan review in the PR zoning district.	meets the requirements f	for approval of a concept plan and use on	
Comments:	EFFECT OF THE PROPOSAL ON THE COMMUNITY AS A WHOLE	THE SUBJECT PROPER	RTY, SURROUNDING PROPERTY AND	
	are in place to serve this site.		al services since water and sewer utilities	
	 The proposed detached single-fa density with the recommended rezor Any school age children living in Primary, Intermediate and Middle So 	ning of the property. this development are pre		
	CONFORMITY OF THE PROPOSA ZONING ORDINANCE	L TO CRITERIA ESTAB	LISHED BY THE KNOX COUNTY	
	Zone and all other requirements of t 2. The proposed subdivision is con The proposed development is consist	ne Zoning Ordinance wit sistent with the general s stent with the adopted pla	standards for development within a PR h the recommended conditions. standards for uses permitted on review: ans and policies of the General Plan and e and intent of the Zoning Ordinance.	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS			
	 The Northwest County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 3 du/ac. The proposed subdivision with a density of 2.94 du/ac is consistent with the Sector Plan and zoning designation. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 			
MPC Action:			MPC Meeting Date: 11/8/2007	
Details of MPC action:				
Summary of MPC action:				
Date of MPC Approval:	Date of Denia	1:	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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: