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	
	<ol> <li>The proposed detached single-fa density with the recommended rezor</li> <li>Any school age children living in Primary, Intermediate and Middle So</li> </ol>	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			
	<ol> <li>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.</li> <li>The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> </ol>			
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: