

# 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  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 12-E-09-UR                      **Related File Number:** 12-SA-09-C  
**Application Filed:** 10/26/2009              **Date of Revision:**  
**Applicant:** CLAYTON BANK & TRUST

## **PROPERTY INFORMATION**

**General Location:** West side of Sisk Rd., south of Pleasant Ridge Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 N A 011                      **Jurisdiction:** City  
**Size of Tract:** 9.32 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision                      **Density:** 3.76 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RP-1 (Planned Residential)  
**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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the development plan for up to 30 detached dwellings on individual lots subject to 2 conditions

Staff Recomm. (Full): 1. Establishing the minimum required front yard setback at 25' unless varied by the Knoxville Board of Zoning Appeals on a lot-by-lot basis.  
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance

Comments:

Action: Approved

Meeting Date: 12/10/2009

Details of Action: 1. Establishing the minimum required front yard setback at 25' unless varied by the Knoxville Board of Zoning Appeals on a lot-by-lot basis.  
2. Meeting all other applicable requirements of the Knoxville Zoning Ordinance

Summary of Action: APPROVE the development plan for up to 30 detached dwellings on individual lots subject to 2 conditions

Date of Approval: 12/10/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

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: