

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

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File Number: 2-A-01-UR **Related File Number:**
Application Filed: 1/2/2001 **Date of Revision:**
Applicant: HATCHER GLENN, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Crippen Rd., southwest of Rival Ln.
Other Parcel Info.:
Tax ID Number: 39 24.02, 24.05 & 24.07 **Jurisdiction:** County
Size of Tract: 9.74 acres
Accessibility: Access is via Crippen Rd., a collector street with a pavement width of 20' - 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** .62 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was zoned PR (Planned Residential) at 1 -3.5 du/ac, and a Concept Plan was approved in 2000.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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:

Staff Recomm. (Abbr.): Approve the development for 6 detached single family dwellings on individual lots subject to 4 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all requirements of the approved concept plan (11-SD-00-C).
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

Comments: The Concept Plan for this development was approved in November, 2000. A final plat has been approved and recorded of the six lots shown on the Concept Plan. The applicants are now proposing to resubdivide three of the lots under the provisions of a Minor Subdivision. The approval of this development plan will permit the construction of three additional houses.

MPC Action: Approved **MPC Meeting Date:** 2/8/2001

Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all requirements of the approved concept plan (11-SD-00-C).
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

Summary of MPC action: Approve the development for 6 detached single family dwellings on individual lots subject to 4 conditions.

Date of MPC Approval: 2/8/2001 **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:**