

# 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-D-06-UR                      **Related File Number:**  
**Application Filed:** 1/9/2006              **Date of Revision:**  
**Applicant:** JUDY & CHARLES COWDEN  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Hardin Valley Rd., northeast of Bryant Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 104                      **Jurisdiction:** County  
**Size of Tract:** 16.75 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with a three lane pavement section within a 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family dwelling                      **Density:** NA  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located between the Pellissippi State campus and detached single family subdivisions. The property on the south side of Hardin Valley Rd. was recently recommended for PC/ TO commercial zoning

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology) & TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property zoned BP/TO in the early 1980's

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



criteria for approval of a use-on-review.

**Summary of MPC action:** APPROVE the request for a detached single family dwelling as shown on the development plan subject to 4 conditions

**Date of MPC Approval:** 2/9/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville 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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**