

# 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  
www.knoxmpc.org

**File Number:** 2-J-07-UR                      **Related File Number:**  
**Application Filed:** 1/2/2007              **Date of Revision:**  
**Applicant:** ROY CORUM PROPERTY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Fairview Rd., southeast of Napoli Bv.  
**Other Parcel Info.:**  
**Tax ID Number:** 21 PT 127                      **Jurisdiction:** County  
**Size of Tract:** 2.73 acres  
**Accessibility:** Access is via Fairview Rd., a minor arterial street with 18' of pavement width within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development                      **Density:** 1.47 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:** LDR (Low Density Residential) & SPLA (Slope Prot  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area is developed with rural, low and medium density residential uses under A, RA and RB zoning.

## 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:** The site was zoned PR (Planned Residential) at 2.5 du/ac in August, 2005

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
4. Placing a note on the final plat that all lots will have access from the joint permanent easement only
5. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the joint permanent easement
6. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Fairview Rd..
7. Meeting all applicable requirements of the Knox County Zoning Ordinance

**Summary of MPC action:** APPROVE the request for up to four detached dwellings on individual lots subject to 7 conditions

**Date of MPC Approval:** 2/8/2007

**Date of Denial:**

**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**