

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 3-B-16-UR

Related File Number: 3-SC-16-C

Application Filed: 1/25/2016

Date of Revision:

Applicant: TURNER HOMES, LLC

PROPERTY INFORMATION

General Location: West side of Ebenezer Rd., north of Bluegrass Rd.

Other Parcel Info.:

Tax ID Number: 144 100

Jurisdiction: County

Size of Tract: 3.37 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling and vacant land

Surrounding Land Use:

Proposed Use: Detached residential Subdivision

Density:

Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1525 Ebenezer Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending

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 request for up to 16 detached dwellings on individual lots, and the requested reduction of the peripheral setback from 35' to 25' subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all other 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:

Action: Approved

Meeting Date: 3/10/2016

Details of Action: 1. Meeting all other 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 Action: APPROVE the request for up to 16 detached dwellings on individual lots, and the requested reduction of the peripheral setback from 35' to 25' subject to 1 condition.

Date of Approval: 3/10/2016

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: