

# 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:** 3-C-06-UR                      **Related File Number:** 3-SB-06-C  
**Application Filed:** 2/6/2006                      **Date of Revision:**  
**Applicant:** CORNERSTONE DEVELOPMENT GROUP  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side of East Gallaher Ferry Rd., north of Hickory Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 116 PART OF 29                      **Jurisdiction:** County  
**Size of Tract:** 38.64 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single-family subdivision                      **Density:** 1.06 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR, STPA & SLPA  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 2215 East Gallaher Ferry Rd  
**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:**

## PLAN INFORMATION (where applicable)

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



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 plan for up to 88 detached single-family dwellings For Unit 1 subject to 3 conditions.

**Date of MPC Approval:** 4/13/2006                      **Date of Denial:**                      **Postponements:** 3/9/2006

**Date of Withdrawal:**                      **Withdrawn prior to publication?:**  **Action Appealed?:**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:**