

# 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-G-05-UR

**Related File Number:** 3-SF-05-C

**Application Filed:** 2/7/2005

**Date of Revision:**

**Applicant:** COBIA PROPERTIES

**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side of Bell Rd., south of Brackett Rd.

**Other Parcel Info.:**

**Tax ID Number:** 20 101

**Jurisdiction:** County

**Size of Tract:** 28.4 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:** Detached and attached residential development

**Density:** 3.00 du/ac

**Sector Plan:** Northeast 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) 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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the development plan for up to 54 detached single family dwellings on individual lots subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Enclosing the entire perimeter of the quarry pit with a security fence that is minimum of 6' tall.

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:

MPC Action: Approved

MPC Meeting Date: 3/10/2005

Details of MPC action:

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Enclosing the entire perimeter of the quarry pit with a security fence that is minimum of 6' tall.

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 54 detached single family dwellings on individual lots subject to 3 conditions.

Date of MPC Approval: 3/10/2005

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: