

# 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:** 4-A-15-UR                      **Related File Number:** 4-SA-15-C  
**Application Filed:** 2/23/2015              **Date of Revision:**  
**Applicant:** COUNTRY HOMES SITE DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** South side of Coward Mill Rd., east of Pellissippi Pkwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 093                      **Jurisdiction:** County  
**Size of Tract:** 8.69 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** Northwest 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) & TO (Technology Overlay)  
**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 10 detached dwellings on individual lots and permit reduction of the peripheral setback a from 35' to 25' along the eastern boundary of lot 10 as shown subject to 2 conditions

Staff Recomm. (Full): 1. Providing the 35' peripheral boundary setback along the Coward Mill Rd. frontage of lots 1, 7 & 8 as required by the Knox County Zoning Ordinance  
2. 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 zoning district and the other criteria for approval of a use on review.

Comments:

Action: Approved

Meeting Date: 4/9/2015

Details of Action: 1. Providing the 35' peripheral boundary setback along the Coward Mill Rd. frontage of lots 1, 7 & 8 as required by the Knox County Zoning Ordinance  
2. 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 zoning district and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request for up to 10 detached dwellings on individual lots and permit reduction of the peripheral setback a from 35' to 25' along the eastern boundary of lot 10 as shown subject to 2 conditions

Date of Approval: 4/9/2015

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: