

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
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www.knoxmpc.org

File Number: 4-B-07-UR **Related File Number:**
Application Filed: 3/5/2007 **Date of Revision:**
Applicant: LARRY HOLT CONSTRUCTION

PROPERTY INFORMATION

General Location: Northwest side of Kimberlin Heights Rd., southwest of Draeger Ln.
Other Parcel Info.:
Tax ID Number: 125 I A 14 **Jurisdiction:**
Size of Tract: 2.7 acres
Accessibility: Access is via Kimberlin Heights Rd., a collector street with a pavement width of 20' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: detached residential development **Density:** 1.49 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low density residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned PC and CA commercial and A agricultural. The predominate use in the area are detached dwellings that have been constructed at rural densities.

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 property was zoned PR (Planned Residential) @ 5 du/ac in December 2006

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Connection to sanitary sewer and meeting any other relevant requirement of The Knox County Health Dept.
5. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any building permits

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 to permit up to 4 detached dwellings on individual lots subject to 5 conditions

Date of MPC Approval: 4/12/2007

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Withdrawn prior to publication?: **Action Appealed?:**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: