

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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www.knoxmpc.org

File Number: 4-E-05-UR **Related File Number:** 4-SE-05-C
Application Filed: 3/11/2005 **Date of Revision:**
Applicant: E. L. DUNCAN BUILDER, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Pelleaux Rd., east of Long Hollow Dr.
Other Parcel Info.:
Tax ID Number: 28 25 & 25.02 **Jurisdiction:** County
Size of Tract: 13.28 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 3.012 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8120 Pelleaux 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:

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 41 detached single family dwellings on individual lots subject to 2 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.

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: 4/14/2005

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.

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 41 detached single family dwellings on individual lots subject to 2 conditions.

Date of MPC Approval: 4/14/2005 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville 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: