

# 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-M-17-UR                      **Related File Number:** 4-SE-17-C  
**Application Filed:** 2/27/2017              **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of N. Campbell Station Rd., northwest of Newcomb Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 09401-09404 OTHER: 130-09406                      **Jurisdiction:** County  
**Size of Tract:** 11.88 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Five detached dwellings & vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban 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)  
**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 30 detached dwellings on individual lots and reduction of the periphery boundary setback from 35' to 30' on lot 17 and from 35' to 20' for lots 1 and 30 subject to 1 condition

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance

Comments:

Action: Approved

Meeting Date: 4/13/2017

Details of Action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance

Summary of Action: APPROVE the request for up to 30 detached dwellings on individual lots and reduction of the periphery boundary setback from 35' to 30' on lot 17 and from 35' to 20' for lots 1 and 30 subject to 1 condition

Date of Approval: 4/13/2017

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: