

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: 5-N-05-UR **Related File Number:** 5-SL-05-C
Application Filed: 4/21/2005 **Date of Revision:**
Applicant: STEVEN YOUNG FOR JACK GRUBBS
Owner:

PROPERTY INFORMATION

General Location: South side of E. Governor John Sevier Hwy., east side of Nichols Rd.
Other Parcel Info.:
Tax ID Number: 125 5.08 **Jurisdiction:** County
Size of Tract: 7.35 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single family subdivision & a church **Density:** 3.00 du/ac
Sector Plan: South 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 request for up to 22 detached single family dwellings (applicant requests 23) on individual lots and the proposed chapel and community center subject to 5 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. Limiting the use of the chapel and community building to the residents of this development. 4. Provide a typical lot layout noting a minimum front yard setback of 20' side yard setback of 5' and a rear setback of 15' unless controlled by the 35' peripheral boundary setback. 5. Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development or reduce the number of proposed dwellings to 22. With this number of units the development will comply with density recommendation of the MPC at the time this site was considered for rezoning.

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: 5/12/2005

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. Limiting the use of the chapel and community building to the residents of this development. 4. Provide a typical lot layout noting a minimum front yard setback of 20' side yard setback of 5' and a rear setback of 15' unless controlled by the 35' peripheral boundary setback. 5. Approval of the rezoning of this site by the Knox County Commission at an appropriate density to support this development or reduce the number of proposed dwellings to 22. With this number of units the development will comply with density recommendation of the MPC at the time this site was considered for rezoning.

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 request for up to 22 detached single family dwellings (applicant requests 23) on individual lots and the proposed chapel and community center subject to 5 conditions

Date of MPC Approval: 5/12/2005 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: