

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-S-04-UR
Application Filed: 4/12/2004
Applicant: TRAVIS FULLER
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side Wallace Rd., south of Nubbin Ridge Rd.
Other Parcel Info.:
Tax ID Number: 133 077 **Jurisdiction:** County
Size of Tract: 4.5 acres
Accessibility: Access is via Wallace Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached development **Density:** 3.56 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential uses that have developed under RA, PR and Agricultural zoning.

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: PR zoning at a density of 1-3.6 du/ac recommended for approval by the Planning Commission at the April 8, 2004 meeting. To be considered by Knox County Commission on May 24, 2004.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning and Appeals. The date of the appeal hearing will depend on when the appeal application is filed with the Knox County Codes Administration Department. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

- Details of MPC action:**
1. Approval of the PR zoning at a density of 1-3.6 du/ac by Knox County Commission (4-V-04-RZ).
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering & Public Works to guarantee such installation.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 16 detached single family dwellings subject to 6 conditions.

Date of MPC Approval: 5/13/2004

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: