# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Jurisdiction:

KNOXVILLE·KNOX COUNTY

www•knoxmpc•org

County

Density: 1.61 du/ac

File Number:	6-D-08-UR	Rel
Application Filed:	5/5/2008	Dat
Applicant:	MESANA INVESTMENTS, LLC	

#### PROPERTY INFORMATION

General Location: West side of S. Northshore Dr., northeast side of Charlottesville Blvd.

Other Parcel Info.:

Tax ID Number: 162 PART OF 57.01

Size of Tract: 15.56 acres

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision

 Sector Plan:
 Southwest County
 Sector Plan Designation:
 LDR

 Growth Policy Plan:
 Planned Growth Area
 Planned Growth Area
 Planned Growth Area

Growth Policy Plan: Pla

**Neighborhood Context:** 

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

PR (Planned Residential)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:

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	CACTION AND DISPO	OSITION		
Planner In Charge:	Tom Brechko				
Staff Recomm. (Abbr.):	APPROVE the development plan for Unit 2 for up to 25 detached dwellings on individual lots subject to 1 condition.				
Staff Recomm. (Full):	1. Meeting all appli	cable requirements of the Kne	ox County Zoning Ordinance.		
	With the conditions on-Review.	noted, this plan meets the red	quirements for approval of a Concept Plan and a Use-		
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE				
	<ul><li>serve this site.</li><li>2. The proposed up with the zoning and the PR zoning with</li><li>3. Any school age</li></ul>	nit of the detached residential approved density. Other sub maximum density ranges fror	npact on local services since utilities are available to subdivision at a density of 1.61 du/ac, is consistent adivision development in the area has occurred under in 2 du/ac to 3.0 du/ac. ment are presently zoned to attend Farragut Primary,		
	CONFORMITY OF ZONING ORDINAN		RIA ESTABLISHED BY THE KNOX COUNTY		
	(Planned Residentia 2. The proposed s The proposed deve Sector Plan. The u use is compatible w significantly injure th	al) Zone and all other require ubdivision is consistent with t lopment is consistent with the se is in harmony with the gen vith the character of the neight he value of adjacent property.	a meets the standards for development within the PR ments of the Zoning Ordinance. The general standards for uses permitted on review: adopted plans and policies of the General Plan and eral purpose and intent of the Zoning Ordinance. The porhood where it is proposed. The use will not With direct access to a minor arterial street, the fic through residential neighborhoods.		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS				
	approved PR zonin consistent with the	g for the site would allow a de Sector Plan and approved zo	s this property for low density residential use. The nsity up to 2.5 du/ac. The proposed subdivision is ning designation. Area on the Knoxville-Knox County-Farragut Growth		
MPC Action:	Approved		MPC Meeting Date: 6/12/2008		
Details of MPC action:	1. Meeting all applicable requirements of the Knox County Zoning Ordinance.				
	With the conditions on-Review.	noted, this plan meets the red	quirements for approval of a Concept Plan and a Use-		
Summary of MPC action:	APPROVE the development plan for Unit 2 for up to 25 detached dwellings on individual lots subject to 1 condition.				
Date of MPC Approval:	6/12/2008	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to public	cation?: Action Appealed?:		

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appea	als
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: