

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 6-F-17-UR

**Related File Number:** 6-SD-17-C

**Application Filed:** 4/24/2017

**Date of Revision:**

**Applicant:** JIM SULLIVAN

## PROPERTY INFORMATION

**General Location:** North side of N. Campbell Station Rd., east of Fretz Rd.

**Other Parcel Info.:**

**Tax ID Number:** 130 J E 001 - 009 AND PARCEL 065

**Jurisdiction:** County

**Size of Tract:** 2.37 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant lots

**Surrounding Land Use:**

**Proposed Use:** Detached residential subdivision

**Density:**

**Sector Plan:** Northwest County      **Sector Plan Designation:** Agricultural

**Growth Policy Plan:** Urban Growth Area

**Neighborhood Context:**

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

**Street:** 1108 N Campbell Station Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & PR 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:

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 to revise the development plan for Campbell Park Subdivision to permit two additional detached dwellings on individual lots with a maximum total of eleven dwellings and reduce the peripheral boundary setback per the 2 conditions

Staff Recomm. (Full): 1. Reduce the peripheral boundary setback from 35' to 25 along the northern boundary of lots 10 and 11 and along the western boundary of lot 11, reduce the peripheral boundary setback from 35' to 20 along the southern boundary of lots 10 and 11 and permit the reduction of the periphery boundary setback for all other lots as previously approved 3-K-15-UR  
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:

Action: Approved

Meeting Date: 6/8/2017

Details of Action: 1. Reduce the peripheral boundary setback from 35' to 25 along the northern boundary of lots 10 and 11 and along the western boundary of lot 11, reduce the peripheral boundary setback from 35' to 20 along the southern boundary of lots 10 and 11 and permit the reduction of the periphery boundary setback for all other lots as previously approved 3-K-15-UR  
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 Action: APPROVE the request to revise the development plan for Campbell Park Subdivision to permit two additional detached dwellings on individual lots with a maximum total of eleven dwellings and reduce the peripheral boundary setback per the 2 conditions

Date of Approval: 6/8/2017

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: