CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

Sector Plan Designation: AG/RR





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County

PROPERTY INFORMATION

General Location:East side of Kelly Ln., south of Kodak Rd.Other Parcel Info.:

 Tax ID Number:
 99
 100 & 101

Size of Tract: 24.05 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Residential subdivision

Sector Plan: East County

Growth Policy Plan: Rural Area

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:

Density:

Jurisdiction:

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.:

	МРС	CACTION AND DISPOSITION	ON	
Planner In Charge:	Kelley Schlitz			
Staff Recomm. (Abbr.):	APPROVE the deve conditions:	ROVE the development plan for up to 18 detached residential dwellings subject to the following 3 ditions:		
Staff Recomm. (Full):	2. Establishment of of drainage structur	Meeting all applicable requirements of the Knox County Zoning Ordinance. Establishment of a homeowners association for the purpose of assessing fees for the maintenance rainage structures and all other commonly held assets. Providing a typical lot layout with a minimum periphery boundary of 35', front yard 20', side yard 10', rear yard 35'.		
Comments:	THE COMMUNITY 1. The proposed re 2. The applicant wi is available, widen H condition of Kelly Lr 3. The applicant wi proposed developm 4. The proposed developm 4. The proposed developm 4. The proposed developm 5. CONFORMITY OF ORDINANCE 1. The proposed su as well as other critu 2. The development	sidential subdivision development wil II be required to widen Kelly Ln. to 20 Kelly Ln. all the way up to Kodak Rd. n. II be required to extend an existing KU	I place minimal additiona along the subject prope These improvements wil JB waterline approximate , is greater than surround the zoning changes and the TABLISHED BY THE KN with all relevant requirement aral standards for uses pe	I demand on schools. rty and if right-of-way I improve the current ely 4000' to service the ding development; he developing River OXVILLE ZONING ents of the PR zoning, ermitted on review:
	The use in is harmonia significantly injure the improve its current of for low density resident constant of the constant of th	ony with the general purpose and inter ne value of adjacent property. The re condition. This is a low density reside	nt of the Zoning Ordinand quired improvements to l ential development within C PLANS s agricultural and rural re ac. This density is consis	ce. The use will not Kelly Ln. will help to an area designated esidential. The PR stent with the Sector
MPC Action:	Approved		MPC Meeting Date	: 8/14/2008
Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets. Providing a typical lot layout with a minimum periphery boundary of 35', front yard 20', side yard 10', and rear yard 35'. 			
Summary of MPC action:	APPROVE the development plan for up to 18 detached residential dwellings subject to the following 3 conditions:			
Date of MPC Approval:	8/14/2008	Date of Denial:	Postponements:	7/10/2008
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville 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":		lf "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	