# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





FAX•215•2068

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#### Owner:

### PROPERTY INFORMATION

General Location:	East side of Bell Campground Rd., south of Copeland Rd.		
Other Parcel Info .:			
Tax ID Number:	56 38	Jurisdiction:	County
Size of Tract:	0.53 acres		
Accessibility:	Access is via Bell Campground Rd., a minor collector street with a 17' pavement width within a 50' right- of-way.		

### GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant lot

 Surrounding Land Use:
 Detached single-family lot

 Proposed Use:
 Detached single-family lot

 Sector Plan:
 North County

 Sector Plan:
 Planned Growth Area

 Neighborhood Context:
 The lot is located in an area of rural and low density residential development.

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

Bell Campground Rd

Street: Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning: Property rezoned to PR at 1-3 du/ac in January, 1997.

### 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:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the development plan for the addition to Bell Place Subdivision of one detached single family dwelling on an individual lot subject to 4 conditions.		
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Placing a note on the Final Plat that the driveway for this lot will be provided with an on-site turn- around.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.</li> </ol>		
Comments:	The applicant is proposing to add an existing 0.53 acre lot into Bell Place Subdivision, Unit 3. When the Bell Place subdivision property was rezoned to PR at 1-3 du/ac in January, 1997, this existing lot was included in the rezoning request. The Concept Plan and Use -on-Review applications approved by the Planning Commission on February 13, 1997 did not include the lot. By approving this request, the peripheral setback boundary for the Subdivision will be moved from the lot just to the south, to this lot. This lot will have a 35' peripheral setback along the eastern, northern and western property lines. The minimum setback for the southern property line will be 5'.		
MPC Action:	Approved MPC Meeting Date: 7/11/2002		
Details of MPC action:	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Placing a note on the Final Plat that the driveway for this lot will be provided with an on-site turn- around.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>		
	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 the addition to Bell Place Subdivision of one detached single family dwelling on an individual lot subject to 4 conditions.		
Date of MPC Approval:	7/11/2002Date of Denial:Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		

# LEGISLATIVE ACTION AND DISPOSITION

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:	

Legislative Body:

Date of Legislative Appeal:

Effective Date of Ordinance: