CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

DETACHED RESIDENTIAL

File Number: 7-N-18-UR Related File Number: 7-SG-18-C

Application Filed: 5/30/2018 Date of Revision:

Applicant: SMITHBILT LLC



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: West side of Pedigo Rd., south of Childress Rd.

Other Parcel Info.:

Tax ID Number: 37 102.01 Jurisdiction: County

Size of Tract: 27.75 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision Density:

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 0 Pedigo Rd

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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

7/26/2018 04:34 PM Page 1 of 2

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: 99 No. of Lots Approved: 99

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 99 detached dwellings on individual lots and reduce the

periphery boundary setback from 35' to 25' for the Pedigo Rd. frontage and lots 31-35, subject to 2

conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Provision of a detailed site plan of the amenities/common area. The plan must contain facilities for both active and passive recreation such a club house, swimming pool, playground, basketball court and picnic facilities. The plan must be submitted for review and approval by MPC staff prior to approval of the first final plat for this development. The approved amenities must be constructed/installed as

part of the first phase of this project.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other

criteria for approval of a concept plan and use-on-review.

Comments:

Action: Approved Meeting Date: 7/12/2018

Details of Action:1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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Summary of Action: APPROVE the development plan for up to 99 detached dwellings on individual lots and reduce the

periphery boundary setback from 35' to 25' for the Pedigo Rd. frontage and lots 31-35, subject to 2

conditions.

Date of Approval: 7/12/2018 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

7/26/2018 04:34 PM Page 2 of 2