

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-SH-04-C                      **Related File Number:** 7-O-04-UR  
**Application Filed:** 6/7/2004                      **Date of Revision:**  
**Applicant:** VALLEY GROUP C/O BETTY RULE  
**Owner:** VALLEY GROUP C/O BETTY RULE

### PROPERTY INFORMATION

**General Location:** South side of Silveredge Rd., south of E. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 20 M F 026                      **Jurisdiction:** County  
**Size of Tract:** 6.47 acres  
**Accessibility:** Access is via Silveredge Rd. and Peony Dr. Both of these streets have been accepted by the Knox County Commission for dedication and maintenance after they were constructed as joint permanent easements.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single-family residence and vacant land.  
**Surrounding Land Use:** Property in the area is zoned PR residential and A agricultural. Single family residential development is in place on three sides of the site. The property on the west side of the site is developed with single family dwellings at a rural density.  
**Proposed Use:** Detached single-family subdivision                      **Density:** 2.77 du/ac  
**Sector Plan:** Northeast County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**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:**

### PLAN INFORMATION (where applicable)



## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**