

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

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

File Number: 8-A-13-UR **Related File Number:** 8-SA-13-C
Application Filed: 6/28/2013 **Date of Revision:**
Applicant: PRIMOS LAND COMPANY, LLC

PROPERTY INFORMATION

General Location: Southeast and east side of Gray Hendrix Road at the east end of Garrison Dr.
Other Parcel Info.:
Tax ID Number: 90 171 & 172 **Jurisdiction:** County
Size of Tract: 57.41 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2800 Gray Hendrix 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:

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

Summary of Action:

APPROVE the request as shown on the concept plan for up to 185 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 156 - 158, subject to 2 conditions

Date of Approval:

8/8/2013

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Withdrawn prior to publication?: **Action Appealed?:**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: