

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-H-16-UR
Application Filed: 6/27/2016
Applicant: ERIC MOSELEY

Related File Number: 8-SC-16-C
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Millstone Ln., southeast of George Williams Rd.
Other Parcel Info.:
Tax ID Number: 132 04909, 04917 & 04918 **Jurisdiction:** County
Size of Tract: 40.34 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential_
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) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the Development Plan for up to 56 detached dwelling units on individual lots, and DENY the requested reduction of the peripheral setback to 25' for lots 6 and 7 and to 15' for lot 8 as identified on the Concept Plan, subject to 3 conditions

Staff Recomm. (Full): 1. Create a minimum rear yard setback for all lots that do not adjoin the periphery of the project (15' minimum)
2. Provide the required 35' periphery boundary setback around the entire project including lots 6, 7, 8, 1 & 53
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Comments:

Action: Approved

Meeting Date: 4/13/2017

Details of Action: 1. Create a minimum rear yard setback for all lots that do not adjoin the periphery of the project (15' minimum)
2. Provide the required 35' periphery boundary setback around the entire project including lots 6, 7, 8, 1 & 53
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Provide a 65 foot setback for lots 6, 7, & 8. (Added by MPC 4-13-17)

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the Development Plan for up to 56 detached dwelling units on individual lots, and DENY the requested reduction of the peripheral setback for lots 6, 7 and 8, subject to 4 conditions

Date of Approval: 4/13/2017

Date of Denial:

Postponements: 8/11/2016-3/09/2017

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: