

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

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400 Main Street
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www.knoxmpc.org

File Number: 9-G-06-UR

Related File Number:

Application Filed: 8/7/2006

Date of Revision:

Applicant: BOB BURRIS

Owner:

PROPERTY INFORMATION

General Location: Southwest side of Pelleaux Rd., north of Western Rd.

Other Parcel Info.:

Tax ID Number: 27 289.01-289.03

Jurisdiction: County

Size of Tract: 4.08 acres

Accessibility: Access is via Pelleaux Rd., a minor collector street with 17' of pavement width within a 40' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant Land

Surrounding Land Use:

Proposed Use: Detached dwellings on 5 lots

Density:

Sector Plan: North County

Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

Neighborhood Context: This area has been developed with rural to low density residential uses under A, RA and PR zoning.

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) & A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was rezoned to PR 1-2 du/ac (9-H-04-RZ, 5-V-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

Works.

3. Certifying sight distance for each lot.

4. Submitting a revised site plan showing the location of proposed driveways and their turn-around capability.

5. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning district.

Summary of MPC action: APPROVE the development plan for 5 detached dwellings on 5 lots in the PR zoning district, subject to the following 5 conditions:

Date of MPC Approval: 9/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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: