

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
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 9-L-06-UR

Related File Number: 9-SJ-06-C

Application Filed: 8/15/2006

Date of Revision:

Applicant: JIM SULLIVAN

Owner:

PROPERTY INFORMATION

General Location: North side of Gleason Dr., west side of Pickett Place Wy.

Other Parcel Info.:

Tax ID Number: 132 062

Jurisdiction: County

Size of Tract: 2.85 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single family subdivision

Density: 597 du/ac

Sector Plan: Southwest 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)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 17 detached residential dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Establishing a 5' side yard setback on both sides of each dwelling. 3. Establishing the front building setback on each lot at 20' from the edge of the right-of-way of the proposed joint permanent easement or obtaining a variance Knox County board of Zoning Appeals to permit the 15 setback as shown 4. Reducing the peripheral setback from 35' to 15' along the eastern and western boundaries of the site as shown on the development plan 5. Meeting all other 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.

Comments:

MPC Action: Approved MPC Meeting Date: 9/14/2006

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Establishing a 5' side yard setback on both sides of each dwelling. 3. Establishing the front building setback on each lot at 20' from the edge of the right-of-way of the proposed joint permanent easement or obtaining a variance Knox County board of Zoning Appeals to permit the 15 setback as shown 4. Reducing the peripheral setback from 35' to 15' along the eastern and western boundaries of the site as shown on the development plan 5. Meeting all other 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.

Summary of MPC action: APPROVE the development plan for up to 17 detached residential dwellings on individual lots subject to 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 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: