

# 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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**File Number:** 1-C-02-UR                      **Related File Number:** 1-SA-02-C  
**Application Filed:** 12/12/2001              **Date of Revision:** 1/18/2002  
**Applicant:** CLAY PROPERTIES, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Westland Dr., east of Middleton Ct.  
**Other Parcel Info.:**  
**Tax ID Number:** 133 35.01, 37.01, 50.01 & 74                      **Jurisdiction:** County  
**Size of Tract:** 13.28 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single family subdivision                      **Density:**  
**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) & 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:

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:

**Staff Recomm. (Abbr.):** APPROVE the request for 66 detached single family dwellings on individual lots and the reduction of the peripheral boundary setback from 35' to 15' where this site adjoins other PR (Planned Residential) zoned property as shown subject to 5 conditions

**Staff Recomm. (Full):**

1. Meeting all requirements of the approved concept plan.
2. Development of lots 1-4 of proposed Charles Towne Landing, Phase 5 being incorporated into the remainder of the Charles towne Landing development.
3. Establishment of a homeowners association for the Westland Manor development for the purpose of assessing fees for the maintenance of the joint permanent easement, building exteriors and other commonly held assets.
4. Installation of landscaping in areas of the site that will not be directly impacted by the construction of dwelling units within 60 days after the completion of the installation of utilities and road construction. All remaining landscaping to be installed incrementally as each unit is completed or within six months of the issuance of the occupancy permit for each unit or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
5. 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:

**MPC Action:** Approved **MPC Meeting Date:** 2/14/2002

**Details of MPC action:**

1. Meeting all requirements of the approved concept plan.
2. Development of lots 1-4 of proposed Charles Towne Landing, Phase 5 being incorporated into the remainder of the Charles towne Landing development.
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5. 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.

**Summary of MPC action:** APPROVE the request for 66 detached single family dwellings on individual lots and the reduction of the peripheral boundary setback from 35' to 15' where this site adjoins other PR (Planned Residential) zoned property as shown subject to 5 conditions

**Date of MPC Approval:** 2/14/2002 **Date of Denial:** **Postponements:** 1/10/2002

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**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:**