CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-D-06-UR Related File Number: 1-SE-06-C

Application Filed: 12/5/2005 **Date of Revision:**

Applicant: FRANKLIN DEVELOPMENT, LLC

Owner:



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

PROPERTY INFORMATION

General Location: South side of Norton Rd., west side of Arthur Harmon Rd.

Other Parcel Info.:

Tax ID Number: 124 200 & 200.01 Jurisdiction: County

Size of Tract: 18.9 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached & detached residential development Density: 2.33 du/ac

Sector Plan: South 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:

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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 request for up to 32 detached single family dwellings on individual lots and up to 12

condominium units as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all requirements of the approved concept subdivision plan

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

3. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project or posting a bond with the Knox County Dept. of Engineering and

Public works to guarantee such installation.

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: 2/9/2006

Details of MPC action: 1. Meeting all requirements of the approved concept subdivision plan

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

3. Installation of landscaping as shown on the development plan within six months of the issuance of an

occupancy permit for this project or posting a bond with the Knox County Dept. of Engineering and

Public works to guarantee such installation.

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 up to 32 detached single family dwellings on individual lots and up to 12

condominium units as shown on the development plan subject to 3 conditions

Date of MPC Approval: 2/9/2006 Date of Denial: Postponements: 1/12/2006

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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