

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: 1-E-02-UR **Related File Number:** 1-SB-02-C
Application Filed: 12/10/2001 **Date of Revision:**
Applicant: LUTTRELL DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Brickyard Rd., northwest of Levy Dr.
Other Parcel Info.:
Tax ID Number: 56 G A PT. 17.02 **Jurisdiction:** County
Size of Tract: 6.31 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached single family subdivision **Density:** 6.03 du/ac
Sector Plan: North 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:

Staff Recomm. (Abbr.): APPROVE the request for up to 38 attached single family dwellings on individual lots and the reduction of the peripheral setback from 35' to 30 as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all requirements of the approved concept subdivision plan.
2. Installing a "Class B" landscape buffer along the entire length of the boundary between this development and the adjoining Tuscany Gardens Subdivision.
3. Installing all landscaping as shown or as required by MPC within six months of the issuance of occupancy permits for each unit in this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action:
1. Meeting all requirements of the approved concept subdivision plan.
2. Installing a "Class B" landscape buffer along the entire length of the boundary between this development and the adjoining Tuscany Gardens Subdivision.
3. Installing all landscaping as shown or as required by MPC within six months of the issuance of occupancy permits for each unit in this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of MPC action: APPROVE the request for up to 38 attached single family dwellings on individual lots and the reduction of the peripheral setback from 35' to 30 as shown on the development plan subject to 4 conditions

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: