

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-F-04-UR

Related File Number: 1-SD-04-C

Application Filed: 12/8/2003

Date of Revision:

Applicant: H & S HOMES

Owner:

PROPERTY INFORMATION

General Location: North side of Loop Rd., east of Concord Rd.

Other Parcel Info.:

Tax ID Number: 143 055

Jurisdiction: County

Size of Tract: 8.64 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached 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)

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 plan for up to 49 attached single family dwellings on individual lots subject to 4 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Adjust the proposed side yard setback to 0' for the attached units and establish a minimum separation of 10' between the buildings containing attached units. 4. Submission of architectural elevations and a landscaping plan for review by the MPC staff prior to obtaining any building permits for this project.

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: 1/8/2004

Details of MPC action: 1. Meeting all applicable requirements of the approved concept plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Adjust the proposed side yard setback to 0' for the attached units and establish a minimum separation of 10' between the buildings containing attached units. 4. Submission of architectural elevations and a landscaping plan for review by the MPC staff prior to obtaining any building permits for this project.

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 plan for up to 49 attached single family dwellings on individual lots subject to 4 conditions.

Date of MPC Approval: 1/8/2004 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: