

# 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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Knoxville, Tennessee 37902  
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**File Number:** 10-C-11-UR

**Related File Number:** 10-SA-11-C

**Application Filed:** 8/29/2011

**Date of Revision:**

**Applicant:** JIM SULLIVAN

## PROPERTY INFORMATION

**General Location:** South side of S. Northshore Dr., west of Holder Ln.

**Other Parcel Info.:**

**Tax ID Number:** 169 00906 OTHER: 169FF00701 & 01001

**Jurisdiction:** County

**Size of Tract:** 45.27 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Detached dwellings

**Density:**

**Sector Plan:** Southwest County **Sector Plan Designation:** LDR (Low Density Residential)

**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:

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 128 detached dwellings on individual lots as shown on the plan subject to 5 conditions

Staff Recomm. (Full):

1. Construction of sidewalks on one side of every street at a minimum width of 5'. All sidewalk construction must be ADA compliant
2. Construction of the trails within the easements shown on the revised plan (10-12-11) to a minimum width of 8 ft. per agreement by the applicant and the Knox County Engineering Dept. and the Knox County Greenways Coordinator
3. Provision of a detailed landscaping plan to buffer and separate the double frontage lots adjoining S. Northshore Dr. ( Lots 118-127)
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
5. Installing all landscaping along S. Northshore Dr. within six months of the issuance of the first occupancy permit for any of the lots along S. Northshore Dr. 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:

Action: Approved

Meeting Date: 10/13/2011

Details of Action:

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Summary of Action: APPROVE the request for up to 128 detached dwellings on individual lots as shown on the plan subject to 5 conditions

Date of Approval: 10/13/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knoxville 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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**