

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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www.knoxmpc.org

File Number: 10-D-09-UR **Related File Number:** 10-SA-09-C
Application Filed: 8/24/2009 **Date of Revision:**
Applicant: ROCKY HILL LAND PARTNERS

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., east of Rocky Hill Rd.
Other Parcel Info.:
Tax ID Number: 133 E C 007 **Jurisdiction:** County
Size of Tract: 8.64 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:** 3.71 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** O Office and SLPA Slope Protection
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) 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:

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 32 attached residential units on individual lots as shown on the development plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville and Knox County Zoning ordinances
2. Review and approval by MPC staff of a revised landscaping plan that provides for use of mixture of large and understory trees to create a filtered view from the site. Large trees are to be native to the area and should be planted sixty feet on center with three understory trees to be planted for each large tree.

Comments:

Action: Approved

Meeting Date: 10/8/2009

Details of Action: 1. Meeting all applicable requirements of the Knoxville and Knox County Zoning ordinances
2. Review and approval by MPC staff of a revised landscaping plan that provides for use of mixture of large and understory trees to create a filtered view from the site. Large trees are to be native to the area and should be planted sixty feet on center with three understory trees to be planted for each large tree.

Summary of Action: APPROVE the request for 32 attached residential units on individual lots as shown on the development plan subject to 2 conditions

Date of Approval: 10/8/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County 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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: