

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-K-16-UR

Related File Number: 10-SB-16-C

Application Filed: 9/2/2016

Date of Revision:

Applicant: OAKLAND, LLC

PROPERTY INFORMATION

General Location: Northwest side of W. Emory Rd., southwest of Chartwell Rd.

Other Parcel Info.:

Tax ID Number: 77 139, 13902 & 13905

Jurisdiction: County

Size of Tract: 14.06 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling & vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision

Density:

Sector Plan: Northwest 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 42 detached dwellings on individual lots as shown on the concept plan subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Maintaining a 25 ft. wide vegetative buffer and providing the required 35 ft. wide peripheral boundary setback along the northern and western boundary of the site within the shaded area shown on the concept plan
3. Provision of a minimum of a 25 ft. wide peripheral boundary setback in all other areas as shown on the concept plan
4. Correct the typical lot layout to reflect the appropriate right-of-way and pavement width for a public street (50' ROW / 26' pavement width)

Comments:

Action: Approved

Meeting Date: 10/13/2016

Details of Action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Maintaining a 25 ft. wide vegetative buffer and providing the required 35 ft. wide peripheral boundary setback along the northern and western boundary of the site within the shaded area shown on the concept plan
3. Provision of a minimum of a 25 ft. wide peripheral boundary setback in all other areas as shown on the concept plan
4. Correct the typical lot layout to reflect the appropriate right-of-way and pavement width for a public street (50' ROW / 26' pavement width)

Summary of Action:

APPROVE the request for up to 42 detached dwellings on individual lots as shown on the concept plan subject to 4 conditions

Date of Approval: 10/13/2016

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: