

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

File Number: 11-I-05-UR **Related File Number:** 12-SE-05-C
Application Filed: 10/10/2005 **Date of Revision:**
Applicant: NEIL MORLEY
Owner:

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

PROPERTY INFORMATION

General Location: East end of Lake Springs Rd., north side I-40, southeast of Huckleberry Springs Rd.
Other Parcel Info.:
Tax ID Number: 73 036 **Jurisdiction:** County
Size of Tract: 8 acres
Accessibility: Access is via Lake Springs Rd., a local street with 21' of pavement width within I-40 right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: 75-unit apartment complex **Density:** 9.375 du/ac
Sector Plan: East County **Sector Plan Designation:** MDR pending
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located on the north side of I-40 within an area of single family housing that has developed under A zoning.

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: Sector plan amendment to MDR (10-C-05-SP) and rezoning to PR (10-AA-05-RZ) are pending. MPC will consider these requests on 11/10/05.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a 64-unit apartment complex in the PR zone, subject to 5 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Connecting the development to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
 5. The pending sector plan amendment to MDR and rezoning to PR at 1-8 du/ac on this property must get final approval from Knox County Commission. (MPC file #'s - 10-C-05-SP/10-AA-05-RZ)

With the conditions noted above, this request meets all requirements for approval in the PR zoning district, as well as other criteria for approval of a use on review.

Comments:

MPC Action: Approved

MPC Meeting Date: 12/8/2005

- Details of MPC action:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Connecting the development to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
 5. The pending sector plan amendment to MDR and rezoning to PR at 1-8 du/ac on this property must get final approval from Knox County Commission. (MPC file #'s - 10-C-05-SP/10-AA-05-RZ)

Summary of MPC action: APPROVE the development plan for a 64-unit apartment complex in the PR zone, subject to 5 conditions:

Date of MPC Approval: 12/8/2005

Date of Denial:

Postponements: 11/10/2005

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: