

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
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-Q-01-UR **Related File Number:** 11-SB-01-C
Application Filed: 10/19/2001 **Date of Revision:**
Applicant: MARTHA LEEVILLE, GP
Owner:

PROPERTY INFORMATION

General Location: South side S. Northshore Dr., east of Harvey Rd.
Other Parcel Info.:
Tax ID Number: 169 9.06 **Jurisdiction:** County
Size of Tract: 81 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached 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:

Staff Recomm. (Abbr.): APPROVE the development plan for up to 215 detached single family dwellings on individual lots subject to 5 conditions

Staff Recomm. (Full): 1. Meeting all requirements of the approved concept subdivision plan
2. Constructing the sidewalks shown on the development plan to a minimum width of 5'
3. Provision of a detailed landscaping plan to buffer and separate the double frontage lots adjoining S. Northshore Dr. (Lots 1-8 Section 3 and Lots 31-41 Section 1).
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:

MPC Action: Approved MPC Meeting Date: 11/8/2001

Details of MPC action: 1. Meeting all requirements of the approved concept subdivision plan
2. Constructing the sidewalks shown on the development plan to a minimum width of 5'
3. Provision of a detailed landscaping plan to buffer and separate the double frontage lots adjoining S. Northshore Dr. (Lots 1-8 Section 3 and Lots 31-41 Section 1).
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
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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 development plan for up to 215 detached single family dwellings on individual lots subject to 5 conditions

Date of MPC Approval: 11/8/2001 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: