# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 12-J-04-UR Related File Number: 12-SF-04-C

**Application Filed:** 11/16/2004 **Date of Revision:** 

Applicant: KNOXVEST, LLC

Owner:



# PROPERTY INFORMATION

General Location: North side of S. Northshore Drive, west side of Pellissippi Parkway

Other Parcel Info.:

**Tax ID Number:** 154 38.01,89,95,98 & 99 **Jurisdiction:** City

Size of Tract: 141.65 acres

Accessibility:

# GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached and attached residential development Density:

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** 

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: TC-1 (Town Center)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for 121 detached and 149 attached residential dwellings on individual lots as

shown on the development plan and approve the amendments to the design guidelines as requested

subject to 11 conditions.

Staff Recomm. (Full):

1. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the commonly held assets of the community.

2. Adopt the approved design guidelines as part of the restrictive covenants for this development.

3. Obtaining the necessary variances from the Knoxville Board of Zoning Appeals.

4. With the consent of the Knoxville Recreation Dept., dedicate the proposed public parks to the City of Knoxville.

5. Provision of a detailed landscape plan for the area behind the town houses (located on the southeast portion of the property). The plan should depict a mix of large maturing evergreen trees and small native trees to provide a screen to the adjacent parking lot.

6. Provide balconies on the townhouses when the requirement for private open space cannot be met.

7. Provision of a landscape plan for Park #3 depicting final trail connections.

8. Provision of landscape and pathway plans for the two common areas/detention basins

9. A revised plan for the cul de sac at the end of Road K to promote traffic calming and to look less like a typical suburban road.

10. Provision of plan documents regarding the design of the trail that will be provided in the greenbelt and documentation on the conservation of trees that are 10" DBH or greater in size.

11. Installation of landscaping as shown on the development plan within six months of issuance of permits for this project.

With the conditions noted, this plan meets the requiements for approval in the TC-1 District and the other criteria for approval of a use on review.

Comments:

MPC Action: Approved MPC Meeting Date: 12/9/2004

**Details of MPC action:** 

- 1. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the commonly held assets of the community.
- 2. Adopt the approved design guidelines as part of the restrictive covenants for this development.
- 3. Obtaining the necessary variances from the Knoxville Board of Zoning Appeals.
- 4. With the consent of the Knoxville Recreation Dept., dedicate the proposed public parks to the City of Knoxville.
- 5. Provision of a detailed landscape plan for the area behind the town houses (located on the southeast portion of the property). The plan should depict a mix of large maturing evergreen trees and small native trees to provide a screen to the adjacent parking lot.
- 6. Provide balconies on the townhouses when the requirement for private open space cannot be met.
- 7. Provision of a landscape plan for Park #3 depicting final trail connections.
- 8. Provision of landscape and pathway plans for the two common areas/detention basins
- 9. A revised plan for the cul de sac at the end of Road K to promote traffic calming and to look less like a typical suburban road.
- 10. Provision of plan documents regarding the design of the trail that will be provided in the greenbelt and documentation on the conservation of trees that are 10" DBH or greater in size.
- 11. Installation of landscaping as shown on the development plan within six months of issuance of permits for this project.

With the conditions noted, this plan meets the requiements for approval in the TC-1 District and the other criteria for approval of a use on review.

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Summary of MPC action: APPROVE the request for 121 detached and 149 attached residential dwellings on individual lots as

shown on the development plan and approve the amendments to the design guidelines as requested

subject to 11 conditions.

Date of MPC Approval: 12/9/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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