

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
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-D-01-UR **Related File Number:** 2-SD-01-C
Application Filed: 1/8/2001 **Date of Revision:**
Applicant: JMP DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Northeast side of S. Northshore Dr., southeast of Bluegrass Rd.
Other Parcel Info.:
Tax ID Number: 154 PART OF 82 **Jurisdiction:** County
Size of Tract: 32.37 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:
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 61 detached single family dwellings on individual lots with a density allocation of up to 50 units for Lot 62 (15.03 acres) subject to 4 conditions.

Staff Recomm. (Full):
1. The development of Lot 62 and Lot 63 (the 2.58 acre parcel located on the western end of the property) will require a separate Use-on-Review approval by the MPC.
2. Any Use-on-Review request for an increase over 50 units for Lot 62 will require the submission of a revised Traffic Impact Study and development plan for the entire property, identifying the increase.
3. Meeting all applicable requirements of the approved concept subdivision plan.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Comments:

MPC Action: Approved **MPC Meeting Date:** 2/8/2001

Details of MPC action:
1. The development of Lot 62 and Lot 63 (the 2.58 acre parcel located on the western end of the property) will require a separate Use-on-Review approval by the MPC.
2. Any Use-on-Review request for an increase over 50 units for Lot 62 will require the submission of a revised Traffic Impact Study and development plan for the entire property, identifying the increase.
3. Meeting all applicable requirements of the approved concept subdivision plan.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 61 detached single family dwellings on individual lots with a density allocation of up to 50 units for Lot 62 (15.03 acres) subject to 4 conditions.

Date of MPC Approval: 2/8/2001 **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:**