

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-02-UR **Related File Number:** 2-SA-02-C
Application Filed: 1/16/2002 **Date of Revision:**
Applicant: MPM DEVELOPMENT
Owner:

PROPERTY INFORMATION

General Location: Northwest side of E. Beaver Creek Dr., northeast side of I-75
Other Parcel Info.:
Tax ID Number: 57 108 **Jurisdiction:** City
Size of Tract: 33.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached single family residential development **Density:** 6.83 du/ac
Sector Plan: North 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: RP-1 (Planned Residential) pending
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 222 attached single family dwellings on individual lots subject to 7 conditions

Staff Recomm. (Full):
1. Meeting all requirements of the approved concept plan.
2. Installation of the landscaping in the areas of the site that will not be directly impacted by the construction of the dwelling units within 60 days after the completion of the installation of utilities and road construction for each phase of the project. All remaining landscaping is to be installed incrementally as each unit is completed or within 6 months of the issuance of the occupancy permit for each unit.
3. Construct a clubhouse for the common use of the residents in the area where lots 196 - 198 are shown on the plan. Grade the remaining common area shown on the plan at that location to permit outdoor recreation or gardening. Provide multiple pedestrian access points to this common area.
4. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds, clubhouse, common areas and all other assets of the association.
5. Provide a greenway easement along Beaver Creek if required by the Knoxville or Knox County Greenways Coordinators.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any grading permits for this project.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

Comments:

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action:
1. Meeting all requirements of the approved concept plan.
2. Installation of the landscaping in the areas of the site that will not be directly impacted by the construction of the dwelling units within 60 days after the completion of the installation of utilities and road construction for each phase of the project. All remaining landscaping is to be installed incrementally as each unit is completed or within 6 months of the issuance of the occupancy permit for each unit.
3. Construct a clubhouse for the common use of the residents in the area where lots 196 - 198 are shown on the plan. Grade the remaining common area shown on the plan at that location to permit outdoor recreation or gardening. Provide multiple pedestrian access points to this common area.
4. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds, clubhouse, common areas and all other assets of the association.
5. Provide a greenway easement along Beaver Creek if required by the Knoxville or Knox County Greenways Coordinators.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any grading permits for this project.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the development plan for up to 222 attached single family dwellings on individual lots subject to 7 conditions

Date of MPC Approval: 2/14/2002

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: