CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-D-03-UR Related File Number: 2-SB-03-C

Application Filed: 1/13/2003 Date of Revision:

Applicant: KOONTZ / SMITH PARTNERSHIP

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side of Tazewell Pk., southwest of Fountain Gate Ln.

Other Parcel Info.:

Tax ID Number: 49 023 Jurisdiction: County

Size of Tract: 19.16 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached residential condominium development Density: 2.4 du/ac

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban 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:

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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 up to 51 attached residential condominiums and 1 detached single family

dwelling as shown on the development plan subject to 6 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept subdivision plan.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Noting on the plan that the minimum front setback for attached dwellings with no garage or a one car garage is 20' and the setback for units with a two or more car garage is 15'. Establish front, side and rear setbacks for the proposed detached dwelling.

4. Providing a "Type B" landscape screen along the northern and eastern boundary of the Taylor property and along the eastern boundary of the site behind units 1-14.

5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering & Public Works to guarantee such installation.

6. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any grading permits.

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: 2/13/2003

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Noting on the plan that the minimum front setback for attached dwellings with no garage or a one car garage is 20' and the setback for units with a two or more car garage is 15'. Establish front, side and rear setbacks for the proposed detached dwelling.

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6. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any grading permits.

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 request for up to 51 attached residential condominiums and 1 detached single family

LEGISLATIVE ACTION AND DISPOSITION

dwelling as shown on the development plan subject to 6 conditions

Date of MPC Approval: 2/13/2003 Date of Denial: Postponements:

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

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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