

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

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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 2-E-02-UR

Related File Number: 2-SB-02-C

Application Filed: 1/14/2002

Date of Revision:

Applicant: GARY FERRELL

Owner:

PROPERTY INFORMATION

General Location: North side of Gleason Dr., west of Highfield Rd.

Other Parcel Info.:

Tax ID Number: 132 D F 032

Jurisdiction: County

Size of Tract: 1.4 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached single family residential

Density: 5.72 du/ac

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 request for up to 8 single family attached dwellings on individual lots subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all requirements of the approve concept plan.
2. Installing the proposed landscape buffer along the entire eastern boundary of the site excluding the area needed to maintain required sight distance.
- 3.. Installing all landscaping 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 and Public Works to guarantee such installation.
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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: 2/14/2002

Details of MPC action:

1. Meeting all requirements of the approve concept plan.
2. Installing the proposed landscape buffer along the entire eastern boundary of the site excluding the area needed to maintain required sight distance.
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4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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Summary of MPC action:

APPROVE the request for up to 8 single family attached dwellings on individual lots subject to 5 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: