

# 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 2-G-03-UR

**Related File Number:** 2-SE-03-C

**Application Filed:** 1/13/2003

**Date of Revision:**

**Applicant:** CBJ, LLC

**Owner:**

## PROPERTY INFORMATION

**General Location:** West side of Old Clinton Pk., north of Meredith Rd.

**Other Parcel Info.:**

**Tax ID Number:** 67 149

**Jurisdiction:** County

**Size of Tract:** 5.9 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:** Attached single family subdivision

**Density:** 5.77 du/ac

**Sector Plan:** Northwest 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) 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 37 detached single family dwellings on individual lots and permit the reduction of the peripheral setback along the northern property line from 35' to 15' adjoining parcel 148.01 subject to 5 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 dwellings with a no garage or a one car garage is 20' and the setback for units with a two or more car garage is 15'. 4. 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. 5. 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 dwellings with a no garage or a one car garage is 20' and the setback for units with a two or more car garage is 15'. 4. 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. 5. 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 37 detached single family dwellings on individual lots and permit the reduction of the peripheral setback along the northern property line from 35' to 15' adjoining parcel 148.01 subject to 5 conditions

Date of MPC Approval: 2/13/2003 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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**