

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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www.knoxmpc.org

File Number: 2-J-06-UR **Related File Number:** 2-SE-06-C
Application Filed: 1/9/2006 **Date of Revision:**
Applicant: BEN TESTERMAN CONSTRUCTION COMPANY
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd., southeast of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 34.05 **Jurisdiction:** County
Size of Tract: 60.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single family subdivision and detached residential **Density:** 2.91 du/ac
condominium development
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)
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 plan for up to 100 detached single family dwellings on individual lots and 75 attached condominium as shown on the plan subject to 3 conditions

Staff Recomm. (Full): 1. Meeting all requirements of the approved Concept Subdivision plan. 2. Provision of a detailed site plan for the clubhouse and pool area and accompanying parking area before obtaining a permit for the construction of the swimming pool. 3. 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: 4/13/2006

Details of MPC action: 1. Meeting all requirements of the approved Concept Subdivision plan. 2. Provision of a detailed site plan for the clubhouse and pool area and accompanying parking area before obtaining a permit for the construction of the swimming pool. 3. 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.

Summary of MPC action: APPROVE the plan for up to 100 detached single family dwellings on individual lots and 75 attached condominium as shown on the plan subject to 3 conditions

Date of MPC Approval: 4/13/2006 Date of Denial: Postponements: 2/9/2006-3/9/2006

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: