

# 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  
w w w • k n o x m p c • o r g

**File Number:** 2-K-07-UR                      **Related File Number:** 2-SI-07-C  
**Application Filed:** 1/2/2007                      **Date of Revision:**  
**Applicant:** MICHAEL C. RHODES, LLC

## **PROPERTY INFORMATION**

**General Location:** Southeast side of Thompson School Rd., southeast of Karnes Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 21 PART OF 002                      **Jurisdiction:** County  
**Size of Tract:** 54 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential development                      **Density:** 3.47 du/ac  
**Sector Plan:** Northeast County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**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:

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 development plan for up to 187 detached residential dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance  
2. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses  
3. Prior to final plat approval, the applicant shall work with the Knox County Greenways Coordinator to determine if a public greenway easement would be required within the proposed subdivision along Beaver Creek.  
4. Extend the proposed sidewalk network to connect Twin Oaks Ln.  
5. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets

Comments:

MPC Action: Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance  
2. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses  
3. Prior to final plat approval, the applicant shall work with the Knox County Greenways Coordinator to determine if a public greenway easement would be required within the proposed subdivision along Beaver Creek.  
4. Extend the proposed sidewalk network to connect Twin Oaks Ln.  
5. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets

Summary of MPC action: APPROVE the development plan for up to 187 detached residential dwellings on individual lots subject to 5 conditions.

Date of MPC Approval: 4/12/2007

Date of Denial:

Postponements: 2/8/2007-3/8/2007

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: