

# 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-L-07-UR                      **Related File Number:** 2-SJ-07-C  
**Application Filed:** 1/2/2007              **Date of Revision:**  
**Applicant:** MAC CARTENG - ACCURATE CONSTRUCTION

## PROPERTY INFORMATION

**General Location:** Southeast side of Higdon Dr., south of Oak Ridge Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 232, 234, 90, 53 & 54    **OTHER:** 089 58.01 & 63.01              **Jurisdiction:** County  
**Size of Tract:** 43.05 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Residential development    **Density:** 2.74 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)  
**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 90 attached residential units on individual lots as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. The site containing a minimum of 45 acres zoned PR (Planned Residential) @ 2 du/ac excluding the CSX Railroad right-of-way
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the common area that will incorporate both active and passive recreational uses
4. Provide a minimum 20' wide building separation when the lots front on roads with grades that meet or exceed 10%
5. Shorten the cul de sacs on either end of Road B so the pavement will not extend into the peripheral setback
6. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets

Comments:

MPC Action: Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

1. The site containing a minimum of 45 acres zoned PR (Planned Residential) @ 2 du/ac excluding the CSX Railroad right-of-way
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the common area that will incorporate both active and passive recreational uses
4. Provide a minimum 20' wide building separation when the lots front on roads with grades that meet or exceed 10%
5. Shorten the cul de sacs on either end of Road B so the pavement will not extend into the peripheral setback
6. 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 90 attached residential units on individual lots as shown on the development plan subject to 6 conditions

Date of MPC Approval: 3/8/2007

Date of Denial:

Postponements: 2/8/2007

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: