

# 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:** 3-B-10-UR

**Related File Number:** 3-SA-10-C

**Application Filed:** 1/25/2010

**Date of Revision:**

**Applicant:** OAKLEIGH, G.P.

## PROPERTY INFORMATION

**General Location:** Southeast side of Millertown Pk., east of Ellistown Rd.

**Other Parcel Info.:**

**Tax ID Number:** 51 018 OTHER: 041-18003

**Jurisdiction:** County

**Size of Tract:** 76.28 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:** detached residences on individual lots

**Density:** 3.67 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)

**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 279 detached dwellings on individual lots as shown on the development plan subject 4 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance  
2. Show the required 35' peripheral boundary setback  
3. Provision of a detailed site plan for the development of the common area that must contain both active and passive recreation facilities such a playground and/or a basketball court and picnic facilities. Provide pedestrian and vehicular access to the amenities area. Provide a dense (Type A) evergreen landscaping buffer along the rear of lots 74-76  
4. Provide pedestrian access from throughout the development to the proposed amenities area. This may be accomplished by providing sidewalks along one side of Roads A, B, C & F. A trail system may be substituted for sidewalks within the development subject to approval of the revised pedestrian access plan by Planning Commission Staff. The applicant will be permitted to provide sidewalks on the other streets in the development if desired. All sidewalks will be constructed with a minimum width of 4' with a 2' wide planting strip behind the street curb. All sidewalk construction must comply with the Americans With Disabilities Act.

Comments:

Action: Approved

Meeting Date: 3/11/2010

Details of Action:  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance  
2. Show the required 35' peripheral boundary setback  
3. Provision of a detailed site plan for the development of the common area that must contain both active and passive recreation facilities such a playground and/or a basketball court and picnic facilities. Provide pedestrian and vehicular access to the amenities area. Provide a dense (Type A) evergreen landscaping buffer along the rear of lots 74-76  
4. Provide pedestrian access from throughout the development to the proposed amenities area. This may be accomplished by providing sidewalks along one side of Roads A, B, C & F. A trail system may be substituted for sidewalks within the development subject to approval of the revised pedestrian access plan by Planning Commission Staff. The applicant will be permitted to provide sidewalks on the other streets in the development if desired. All sidewalks will be constructed with a minimum width of 4' with a 2' wide planting strip behind the street curb. All sidewalk construction must comply with the Americans With Disabilities Act.

Summary of Action: APPROVE the development plan for up to 279 detached dwellings on individual lots as shown on the development plan subject 4 conditions

Date of Approval: 3/11/2010

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:**