

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
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 3-K-01-UR **Related File Number:** 3-SF-01-C
Application Filed: 2/5/2001 **Date of Revision:**
Applicant: DEANE HILL PARTNERS, L.P.
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Deane Hill Dr., east of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 120 F B 36.04 **Jurisdiction:** City
Size of Tract: 35 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7501 Gleason Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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:

Staff Recomm. (Abbr.): APPROVE the development plan for up to 43 detached single family dwellings on individual lots subject to 6 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 3. The proposed landscaping shall not interfere with the required sight distances at street intersections. Any landscaping within the public right-of-way is subject to approval by the Knoxville Department of Engineering. 4. The landscape plan shall be revised, subject to MPC Staff approval, so that the proposed landscaping and berm within the greenway trails easement will not interfere with a future greenway trail. 5. Installation of landscaping as shown on the development plan within six months of the issuance of the first occupancy permit for this project. 6. Meeting all applicable requirements of the Knoxville City Arborist.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Comments:

MPC Action: Approved MPC Meeting Date: 4/12/2001

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan. 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance. 3. The proposed landscaping shall not interfere with the required sight distances at street intersections. Any landscaping within the public right-of-way is subject to approval by the Knoxville Department of Engineering. 4. The landscape plan shall be revised, subject to MPC Staff approval, so that the proposed landscaping and berm within the greenway trails easement will not interfere with a future greenway trail. 5. Installation of landscaping as shown on the development plan within six months of the issuance of the first occupancy permit for this project. 6. Meeting all applicable requirements of the Knoxville City Arborist.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 43 detached single family dwellings on individual lots subject to 6 conditions.

Date of MPC Approval: 4/12/2001 Date of Denial: Postponements: 3/8/01

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: