

# 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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**File Number:** 3-L-06-UR                      **Related File Number:** 3-SH-06-C  
**Application Filed:** 2/6/2006              **Date of Revision:**  
**Applicant:** CARDINAL ENTERPRISES  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Thompson Rd., south of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 138.02 & 142                      **Jurisdiction:** County  
**Size of Tract:** 8.96 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single-family subdivision                      **Density:** 4.129 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 2128 Thompson Rd  
**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:**



of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

**MPC Action:**

Approved

**MPC Meeting Date:** 3/9/2006

**Details of MPC action:**

1. Approval of the rezoning request before Knox County Commission to PR (Planned Residential) at a density up to 4 du/ac (1-C-06-RZ).
2. Revising the concept plan pending the determination by the Tennessee Department of Environment and Conservation on the status of the depression in the area of proposed lots 8 and 9. If it is determined to be a sinkhole, the sinkhole and a 50' setback around the sinkhole will have to be identified on the plan and Lot 9 will have to be combined with the adjoining lots. A geotechnical report prepared by a registered engineer will be required to determine soil stability in the 50' setback area around the sinkhole. The report must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to final plat approval. Engineered footings may be required for these areas. No building is allowed inside the hatched contour of the sinkholes. If the feature is not a sinkhole, the proposed lots can be developed.
3. Meeting all applicable requirements of the approved concept subdivision plan.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of the concept plan in the PR zone and the other criteria for approval of a use-on-review

**Summary of MPC action:**

APPROVE the development plan for up to 35 detached single family dwellings on individual lots subject to 4 conditions

**Date of MPC Approval:**

3/9/2006

**Date of Denial:**

**Postponements:**

**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:**