# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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Jurisdiction:

City

**Density:** 

File Number:	4-B-14-UR
Application Filed:	3/4/2014
Applicant:	THE CAPE PROPERTIES

Related File Number: 4-SA-14-C Date of Revision:

#### PROPERTY INFORMATION

**General Location:** Northwest side of S. Northshore Dr., northeast of Woodridge Dr.

Other Parcel Info.:

Tax ID Number: 133 K C 001, 002 & 003

4.78 acres

Size of Tract:

Accessibility:

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use:Detached Residential SubdivisionSector Plan:West CitySector Plan Designation:MDR/OGrowth Policy Plan:Urban Growth Area (Inside City Limits)

RP-1 (Planned Residential) Pending

Neighborhood Context:

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

7805 S Northshore Dr

Location:

Street:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:

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 DIS	POSITION
Planner In Charge:	Tom Brechko	
Staff Recomm. (Abbr.):	APPROVE the request as shown on the concept plan for up to 12 detached dwellings on individual lots subject to 1 condition	
Staff Recomm. (Full):	1. Meeting all applicable requirements of the	Knoxville Zoning Ordinance.
	With the conditions noted, this plan meets the on-Review within the RP-1 (Planned Resident	requirements for approval of a Concept Plan and a Use- ial) zoning district.
Comments:	EFFECT OF THE PROPOSAL ON THE SUB. THE COMMUNITY AS A WHOLE	JECT PROPERTY, SURROUNDING PROPERTY AND
	<ul><li>provided to this site.</li><li>2. The proposed detached residential subdividensity with the approved zoning of the properties.</li></ul>	ntial subdivision is compatible with the scale and intensity
	CONFORMITY OF THE PROPOSAL TO CRI ZONING ORDINANCE	TERIA ESTABLISHED BY THE KNOX COUNTY
	standards for development within a RP-1 Zone 2. The proposed subdivision is consistent with The proposed development is consistent with Sector Plan. The use is in harmony with the g use is compatible with the character of the nei	sion, with the recommended conditions, meets the e and all other requirements of the Zoning Ordinance. th the general standards for uses permitted on review: the adopted plans and policies of the General Plan and general purpose and intent of the Zoning Ordinance. The ghborhood where it is proposed. The use will not draw noods since the subdivision entrance is located off of a ntly injure the value of adjacent property.
	CONFORMITY OF THE PROPOSAL TO ADO	OPTED PLANS
	subdivision with a density of 2.51 du/ac is con designation of up to 3 du/ac.	site for low density residential uses. The proposed sistent with the Sector Plan and approved zoning a Area on the Knoxville-Knox County-Farragut Growth
Action:	Approved	<b>Meeting Date:</b> 4/10/2014
Details of Action:	1. Meeting all applicable requirements of the	Knoxville Zoning Ordinance.
	With the conditions noted, this plan meets the on-Review within the RP-1 (Planned Resident	requirements for approval of a Concept Plan and a Use- ial) zoning district.
Summary of Action:	APPROVE the request as shown on the concept plan for up to 12 detached dwellings on individual lots, subject to 1 condition	
Date of Approval:	4/10/2014 Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to pub	lication?: Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	
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: