

# 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:** 4-C-04-UR                      **Related File Number:** 4-SA-04-C  
**Application Filed:** 3/4/2004                      **Date of Revision:**  
**Applicant:** THE WILLIAMS COMPANY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side of Remington Grove Ln., west of Dick Lonas Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 K B 001 & 002                      **Jurisdiction:** City  
**Size of Tract:** 14.57 acres  
**Accessibility:** Access is via Remington Grove Ln., a local street with 26' of pavement within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached single family subdivision                      **Density:** 5.98 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant site is part of a residential development that was begun in 1997 under RP-1 zoning.

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

**Street:**  
**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:** Property was zoned RP-1 for residential development in 1975.

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the Use on review development plan for 87 lots, subject to 5 conditions:

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
2. All proposed landscaping, as shown on the plan, shall be installed within six months of the issuance of the final occupancy permit for this development. Any existing mature vegetation along the property's northern boundary shall remain, where practical.  
3. Meeting all applicable requirements of the Knoxville City Arborist.  
4. Meeting all requirements of the approved Concept Plan (4-SA-04-C).  
5. Prior to the issuance of building permits for this development, a revised Use on Review development plan reflecting the conditions of approval must be submitted to the MPC staff for approval and certification.

With these conditions of approval, the development plan meets the requirements of the Knoxville Zoning Ordinance for use on review approval.

Comments:

MPC Action: Denied MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action: DENY the use on review development plan for 87 lots, subject to 5 conditions

Date of MPC Approval: Date of Denial: 4/8/2004 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?: 4/21/2004

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 5/25/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: approved Appeal Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Use on review Approved

Date of Legislative Appeal: Effective Date of Ordinance: