

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: 4-D-01-UR **Related File Number:**
Application Filed: 3/14/2001 **Date of Revision:**
Applicant: MARVIN SHAFER
Owner:

PROPERTY INFORMATION

General Location: North side of Jenkins Rd., east of Summer Spring Blvd.
Other Parcel Info.:
Tax ID Number: 105 145,145.01,145.02,145.03 OTHER: 145.04,192 **Jurisdiction:** County
Size of Tract: 7.971 acres
Accessibility: Access is via Jenkins Rd., a minor collector street with 19' of pavement width and 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Single and multi-family residential development **Density:** 1.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This neighborhood has been developed with residential uses under A, RA and PR zoning.

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

Street: 7507 Jenkins 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: PR at 1-3 du/ac was approved by MPC at the March 8, 2001 and by the Knox County Commission at their May 29 meeting.

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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan, subject to 5 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Connecting to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.
 4. Installing all landscaping as shown on the development plan within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
 5. Approval and recording of a plat, combining parcels 145 and 145.02 and parcels 145.03 and 192, and recording the widened joint permanent easement, with the necessary maintenance agreement.

With the conditions noted above, the development plan meets all requirements for use on review approval.

Comments: The applicant is proposing 12 detached units to be owned by one party and rented as individual units. The proposed units are being clustered within the two parcels closest to Jenkins Rd., which will be combined into one lot of record having an area of 2.1 acres. The plans show all six parcels that were included in the rezoning request. All six properties, which have a total area of just under 8 acres, are included in determining the density. A total of 8 more units would be permitted on the subject property with use on review approval under the PR zoning. The addition of one or more units would require another use on review application and approval by MPC.

The access to the units is via an existing joint permanent easement (JPE) and private driveways, which connect to Jenkins Rd. The JPE right of way will be increased from 30 to 40 feet, will be graded to meet the standard 12% maximum slope, and will be paved to 26 feet with a turnaround at the end. The drive aisles accessing the units will be paved to a width of 25 feet.

MPC Action: Denied

MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: DENYthe development plan.

Date of MPC Approval: Date of Denial: 6/14/2001

Postponements: 4/12/01-5/10/01

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: