

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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www.knoxmpc.org

File Number: 4-E-03-UR

Related File Number: 4-SC-03-C

Application Filed: 3/10/2003

Date of Revision:

Applicant: DON DUNCAN

Owner:

PROPERTY INFORMATION

General Location: Northwest side of Harvey Rd., southwest of Amber Glades Ln.

Other Parcel Info.:

Tax ID Number: 162 30.07

Jurisdiction: County

Size of Tract: 81.1 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single family subdivision

Density:

Sector Plan: Southwest County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the development plan for up to 131 detached single family dwellings on individual lots subject to 5 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the approved concept plan.
2. Installation of a 5' wide sidewalk on at least one side of all internal streets.
3. Installation of landscaping shown on the development plan within six months of the issuance of the first occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. A revised site plan reflecting conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Comments:

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:
1. Meeting all applicable requirements of the approved concept plan.
2. Installation of a 5' wide sidewalk on at least one side of all internal streets.
3. Installation of landscaping shown on the development plan within six months of the issuance of the first occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. A revised site plan reflecting conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Summary of MPC action: APPROVE the development plan for up to 131 detached single family dwellings on individual lots subject to 5 conditions

Date of MPC Approval: 4/10/2003 Date of Denial: Postponements:

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: