

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 4-E-07-UR

**Related File Number:** 4-SF-07-C

**Application Filed:** 3/5/2007

**Date of Revision:**

**Applicant:** MICHAEL ALLEN

**Owner:**

## PROPERTY INFORMATION

**General Location:** East side of Snyder Rd., north side of Hayes Ln.

**Other Parcel Info.:**

**Tax ID Number:** 130 174

**Jurisdiction:** County

**Size of Tract:** 14.25 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:** Attached residential development

**Density:** 4.35 du/ac

**Sector Plan:** Northwest County      **Sector Plan Designation:** MDR (Medium density residential) pending

**Growth Policy Plan:** Urban Growth Area (Farragut)

**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 64 attached residential condominiums and a reduction in the peripheral setback from 35' to 25' along the eastern and western boundaries as shown on the development plan subject to 6 conditions

- Staff Recomm. (Full):
1. Connection to sanitary and meeting all other requirements of the Knox County Health Dept.
  2. Provision of a landscaping plan to MPC staff for review and approval prior to obtaining any building permits for this site
  3. Construction of sidewalks as shown on the development plan must be a minimum of 4' wide with a 2' wide planting strip between the curb and the sidewalk. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act
  4. Prior to obtaining any building permits, establish a homeowners association for the purpose of maintaining all drainage structures, building exteriors, amenities and any other commonly held assets
  5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
  6. Meeting all applicable requirements of the Knox County Zoning Ordinance

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

Comments:

MPC Action: Approved MPC Meeting Date: 4/12/2007

- Details of MPC action:
1. Connection to sanitary and meeting all other requirements of the Knox County Health Dept.
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  6. Meeting all applicable requirements of the Knox County Zoning Ordinance

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

Summary of MPC action: APPROVE the development plan for up 64 attached residential condominiums and a reduction in the peripheral setback from 35' to 25' along the eastern and western boundaries as shown on the development plan subject to 6 conditions

Date of MPC Approval: 4/12/2007 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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**