

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-E-09-UR **Related File Number:**
Application Filed: 2/23/2009 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy, north side of Tipton Station Rd., east side of Winkle Ln.
Other Parcel Info.:
Tax ID Number: 137 22.01,22.02, 22.03 & OTHER: 23.01, 23.02, 23.04, 2 **Jurisdiction:** County
Size of Tract: 28.051 acres
Accessibility: Access is via W. Governor John Sevier Hwy., a major arterial street with a pavement width of 24' within a 165' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 133 unit condominium development and 7 detached residential home sites **Density:** 4.99 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site was rezoned to PR (Planned Residential) at up to 5 du/ac in late 2005 with additional property added in 2008. The area surrounding this site is zoned A agricultural and it is developed with detached dwellings on lots that are generally larger than one acre in size.

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

Street: 724 W Governor John Sevier Hwy
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: The property was rezoned to PR (Planned Residential) @ up to 5 du/ac in December 2005 with additional property added and approved in June 2008.

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 DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant.

Staff Recomm. (Full): The applicant has submitted a sector plan amendment and rezoning request (5-B-09-SP/5-E-09-RZ) for a portion of this site for consideration at the Planning Commission's May 14, 2009 meeting.. If the sector plan amendment and zoning change are approved, some of the specifics of this use-on-review application will change.

Comments: The applicant is proposing to develop this 28.051 acre site with 133 attached residential condominium units and 7 detached residential units at a density of 4.99 du/ac. The property was rezoned to PR (Planned Residential) @ up to 5 du/ac in December 2005 with additional property added and approved in June 2008. The attached residential condominium portion of development will have access only to W. Governor John Sevier Hwy. An updated traffic impact analysis is required for the proposed development.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 5/14/2009

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 4/9/2009

Date of Withdrawal: 5/14/2009

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: