

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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400 Main Street
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www.knoxmpc.org

File Number: 4-H-01-UR **Related File Number:**
Application Filed: 3/12/2001 **Date of Revision:**
Applicant: MIDDLEBROOK PARTNERSHIP
Owner:

PROPERTY INFORMATION

General Location: South side of Middlebrook Pike., west of Durham Rd.
Other Parcel Info.:
Tax ID Number: 105 47 **Jurisdiction:** County
Size of Tract: 4.1 acres
Accessibility: Access is via Middlebrook Pk., a two lane arterial street which is proposed to be widened in 2002 to a median divided four lane road.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attached residential condominium development **Density:** 3.91 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the south side of Middlebrook Pike west of Cedar Bluff Rd. The area to the north and south of the site has been developed with single family dwellings. Property to the east of the site has been recently rezoned to OA to permit a professional office . A commercial greenhouse operation is located to the west of the site.

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

Street: 9432 Middlebrook Pike
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: Property was recently zoned PR (Planned Residential) at 1-4 du/ac

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:

dk

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 16 attached residential condominium dwellings subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County, (Ord. 91-1-102).
3. Installation of landscaping as shown on the development plan within six months of the 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.
4. Access is to be limited to one point and at the proposed median cut in Middlebrook Pike. The other proposed access is to be deleted.
5. Obtaining a driveway connection permit from the Tennessee Dept. of Transportation.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance

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of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

Comments:

This is a 4.1 acre site which was recently rezoned to PR (Planned Residential) at 1-4 dwellings per acre. The site is located on the south side of Middlebrook Pike, west of Cedar Bluff Rd. The proposed development will consist of 16 residential condominiums to be constructed in 4 buildings. The plan proposes two access points to Middlebrook Pike. Staff will recommend elimination of one of the access points to Middlebrook Pike. This is recommended in order to reduce the number of driveways which will tie into that road. Improvements to Middlebrook Pike in this area are scheduled to begin in 2002. The improved roadway will be a median divided, four lane facility.

MPC Action:

Approved

MPC Meeting Date: 4/12/2001

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County, (Ord. 91-1-102).
3. Installation of landscaping as shown on the development plan within six months of the 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.
4. Access is to be limited to one point and at the proposed median cut in Middlebrook Pike. The other

proposed access is to be deleted.

5. Obtaining a driveway connection permit from the Tennessee Dept. of Transportation.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance

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of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the development plan for up 16 attached residential condominium dwellings subject to 8 conditions.

Date of MPC Approval: 4/12/2001

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: