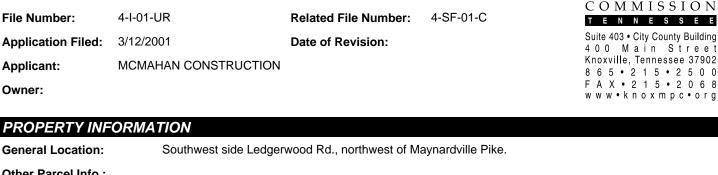
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Other Parcel Info.:				
Tax ID Number:	28 269, 269.01 & 269.02	Jurisdiction: County		
Size of Tract:	5.71 acres			
Accessibility:	Access is via Ledgerwood Rd., a local street with a pavement width of 20' within a 50' right-of-way.			

GENERAL LAND USE INFORMATION						
Existing Land Use:	One single family dwelling and vacant					
Surrounding Land Use:						
Proposed Use:	Attached residential condominium development		Density: 5.26 du/ac			
Sector Plan:	North County	Sector Plan Designation:				
Growth Policy Plan:	Planned Growth Are	ea				
Neighborhood Context:	The site is surrounded by single family residential development on three sides. A multi-family residential project is in place to the east. Halls High School is located to the south and west of the site.					

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

MATION (where applicable)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was recently zoned PR (Planned Residential) at 1-5.5 du/ac

PR (Planned Residential) pending & F (Floodway)

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 DISPOSITI	ON
Planner In Charge:	dk	
Staff Recomm. (Abbr.):	APPROVE the development plan for up 29 residential co dwelling as shown subject to 8 conditions.	ondominiums and one detached single family
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox Cour Provision of street names which are consistent with the System within Knox County, (Ord. 91-1-102). Installation of landscaping as shown on the developm occupancy permits for this project, or posting a bond with Public Works to guarantee such installation. Certification of 300' of sight distance, in each direction development and the proposed driveway for the single fat to commencing any grading of this site. Approval of a detailed grading and drainage plan by the Public Works prior to commencing any grading on this site. Meeting all applicable requirements of the Knox Cour 	he Uniform Street Naming and Addressing ment plan within six months of the issuance of h the Knox County Dept. of Engineering and n, at the proposed entrance to the condominium amily dwelling by the applicant's engineer prior the Knox County Dept. of Engineering and ite. nty Dept. of Engineering and Public Works.
	McMahan Construction 4-I-01-UR Page 2 8. A revised site plan reflecting the conditions of approv	al must be submitted to MPC staff prior to
	issuance of any building permits. With the conditions noted, this plan meets the requireme criteria for approval of a Use on Review.	ents for approval in the PR Zone and the other
Comments:	This site was recently rezoned to PR (Planned Residential) at 1 to 5.5 dwellings per acre. The total site contains 6.9 acres. This acreage contains 1.19 acres located within the Floodway. The developable portion of the site is 5.71 acres. The site presently contains one single family dwelling. The applicant intends to move this dwelling to the northern portion of the site and develop the remainder with 29 condominiums. The development plan depicts the peripheral setback as approved by the Knox County Board of Zoning Appeals (KCBZA). The applicant has obtained a variance from the KCBZA to reduce the peripheral setback from 35' to 25' along the eastern and southern boundaries of the site. This variance was requested due to the steep terrain which makes up the western portion of the site and to save some mature trees on the property.	
	The staff has some concern regarding the sight distance at the proposed entrance to the condominiums and at the driveway location for the relocated single family dwelling. This concern is brought on by a hump in Ledgerwood Rd. which restricts sight distance. The applicant's engineer will have to certify that 300' of sight distance is available in each direction at both locations prior to commencing the grading of the site.	
MPC Action:	Approved	MPC Meeting Date: 4/12/2001
Details of MPC action:	1. Meeting all applicable requirements of the Knox Cour	nty Health Dept.

	System within Knox 3. Installation of lan occupancy permits for Public Works to gua 4. Certification of 30 development and the to commencing any 5. Approval of a deta Public Works prior to 6. Meeting all applied	County, (Ord. 9 adscaping as sh or this project, or rantee such ins 00' of sight dista e proposed driv grading of this ailed grading an o commencing a cable requirement	91-1-102). nown on the development or posting a bond with the stallation. ance, in each direction, at reway for the single family site. nd drainage plan by the K any grading on this site.	niform Street Naming and Addressing plan within six months of the issuance of Knox County Dept. of Engineering and the proposed entrance to the condominium dwelling by the applicant's engineer prior nox County Dept. of Engineering and ept. of Engineering and Public Works. oning Ordinance.	
	McMahan Construct 4-I-01-UR Page 2	ion			
	8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance 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 29 residential condominiums and one detached single family dwelling as shown subject to 8 conditions.				
Date of MPC Approval:	4/12/2001	Date of Deni	al:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:				
			ON AND DISPOSII		
Legislative Body:	ELGIGEA			ion	1
Date of Legislative Action:			Date of Legislative Acti	on, Second Reading:	
Ordinance Number:			Other Ordinance Numb	er References:	
Disposition of Case:			Disposition of Case, Se	econd Reading:	
If "Other":			If "Other":		
Amendments:			Amendments:		
Date of Legislative Appeal:			Effective Date of Ordina	ance:	