

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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www.knoxmpc.org

File Number: 4-I-01-UR **Related File Number:** 4-SF-01-C
Application Filed: 3/12/2001 **Date of Revision:**
Applicant: MCMAHAN CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: Southwest side Ledgerwood Rd., northwest of Maynardville Pike.
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 Area
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: PR (Planned Residential) pending & F (Floodway)
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

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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. Certification of 300' of sight distance, in each direction, at the proposed entrance to the condominium development and the proposed driveway for the single family dwelling by the applicant's engineer prior to commencing any grading of this site.
5. Approval of a detailed grading and drainage plan by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site.
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.

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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 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: