

# 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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**File Number:** 4-K-01-UR                      **Related File Number:** 4-SH-01-C  
**Application Filed:** 3/12/2001              **Date of Revision:**  
**Applicant:** TJR DEVELOPERS  
**Owner:**

## **PROPERTY INFORMATION**

**General Location:** North of Beaver Ridge Rd., west of Yellow Oak Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 78 173,175 & PT. 175.01    **OTHER:** 078 PB 19                      **Jurisdiction:** County  
**Size of Tract:** 22 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single family subdivision                      **Density:** 1.73 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**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)  
**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:

**Staff Recomm. (Abbr.):** APPROVE the development plan for up to 37 detached single family dwellings on individual lots subject to 4 conditions

**Staff Recomm. (Full):** Permit the reduction of the peripheral setback from 35' to 25' where Unit 2 and Unit 1 abut along the rear of lots 1-13 and the side of lot 37 of Unit 2.

- 1. Meeting all requirements of the approved concept plan.
- 2. Placing a note on the final plat that Unit 2 of Potomac Place will be subject to the same restrictive covenants or subdivision restrictions currently in place for Unit 1.
- 3. Prior to final plat approval work with the Knox County Greenways Coordinator to establish a width and location for a greenway along Beaver Creek. Show the greenway easement on the final plat.
- 4. 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 a Use on Review.

Comments:

**MPC Action:** Approved

**MPC Meeting Date:** 4/12/2001

**Details of MPC action:** Permit the reduction of the peripheral setback from 35' to 25' where Unit 2 and Unit 1 abut along the rear of lots 1-13 and the side of lot 37 of Unit 2.

- 1. Meeting all requirements of the approved concept plan.
- 2. Placing a note on the final plat that Unit 2 of Potomac Place will be subject to the same restrictive covenants or subdivision restrictions currently in place for Unit 1.
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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 to 37 detached single family dwellings on individual lots subject to 4 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:**