

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: 5-B-11-UR **Related File Number:** 5-SC-11-C
Application Filed: 3/28/2011 **Date of Revision:**
Applicant: AMERICAN TRUST BANK OF EAST TENNESSEE

PROPERTY INFORMATION

General Location: South side of W. Governor John Sevier Hwy., west of Abner Cruze Rd.
Other Parcel Info.:
Tax ID Number: 137 031 **Jurisdiction:** County
Size of Tract: 16.42 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR (Low density Residential)
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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the plan for up to 82 attached residential units on individual lots subject to 5 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Installing all landscaping, as shown on the 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.
3. Construction of the sidewalks depicted on the plan in conformance with the requirements of the Americans with Disabilities Act
4. Provision of two off street parking spaces per dwelling unit that will not require the second vehicle be "stacked" behind the first vehicle or garage
5. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification prior to obtaining any grading or 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:

Action: Approved

Meeting Date: 5/12/2011

Details of Action:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Installing all landscaping, as shown on the 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.
3. Construction of the sidewalks depicted on the plan in conformance with the requirements of the Americans with Disabilities Act
4. Provision of two off street parking spaces per dwelling unit that will not require the second vehicle be "stacked" behind the first vehicle or garage
5. A revised site plan, reflecting the conditions of approval, must be submitted to MPC staff for certification prior to obtaining any grading or 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 Action: APPROVE the plan for up to 82 attached residential units on individual lots subject to 5 conditions

Date of Approval: 5/12/2011

Date of Denial:

Postponements:

Date of Withdrawal:

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:

