

# 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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**File Number:** 5-G-01-UR

**Related File Number:**

**Application Filed:** 4/9/2001

**Date of Revision:** 5/3/2001

**Applicant:** DON MORTON

**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Gleason Dr., west of Highfield Rd.

**Other Parcel Info.:**

**Tax ID Number:** 132 D F 34.01

**Jurisdiction:** County

**Size of Tract:** 1.0568 acres

**Accessibility:** Access is via Gleason Dr., a major collector street with 23' of pavement width and 70' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Four-plex housing unit

**Surrounding Land Use:**

**Proposed Use:** Addition of two single-family dwellings in rear

**Density:** 4.82 du/ac

**Sector Plan:** Southwest County

**Sector Plan Designation:** Low Density Residential

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area has been developed with residential uses.

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

**Street:** 8725 Gleason Dr

**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:** This site was zoned PR in the 1970's.

## 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:                      MAB

Staff Recomm. (Abbr.):                      APPROVE the development plan, subject to 4 conditions:

Staff Recomm. (Full):                      1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.  
3. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
4. Installing all landscaping as shown on the development plan within six months of 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.

With the conditions noted above, the development plan meets all requirements for use on review approval.

Comments:                                      This application was postponed at the May meeting at the request of the applicant. The application has now been revised to request approval of two single family dwellings in the rear of the property. The original application was for one single family unit.

A four-plex dwelling unit exists on the subject property and a single-family house exists on a separate lot (parcel 34) fronting Gleason Drive, as shown on the plan. Both of these lots are owned by Mr. Morton. The Southwest County Sector Plan designates both properties for low density residential uses. This designation restricts the density in this PR zoning district to no more than 5 units per acre. Based on this density, a total of 7 units would be permitted on the two lots shown on the site plan. Seven (7) units are now shown, so no additional units would be permitted on the two lots owned by Mr. Morton.

The site plan shows that the existing easement across parcel 34 will provide access to parcel 34.01 containing the four-plex and the proposed houses. A 20-foot wide driveway extended from the easement currently provides vehicular access to the four-plex and this driveway will be extended to provide access to the two proposed dwellings. The plan notes that existing vegetation is to remain along the along the east, west and north property lines and setback areas. It is also noted that the developer will install Leyland Cypress along the west property line. This proposed landscaping and the retainment of existing vegetation will minimize the visual impact of the new development on adjacent properties.

MPC Action:                                      Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:                      1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.  
3. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
4. Installing all landscaping as shown on the development plan within six months of 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.

With the conditions noted above, the development plan meets all requirements for use on review approval.

Summary of MPC action:                      APPROVE the development plan, subject to 4 conditions:

Date of MPC Approval:                      6/14/2001                      Date of Denial:                                      Postponements:                      5/10/01

Date of Withdrawal:                                      Withdrawn prior to publication?:                       Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**