

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

Suite 403 • City County Building
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 5-J-02-UR **Related File Number:**
Application Filed: 4/8/2002 **Date of Revision:**
Applicant: RIC MIXON FOR ROGER HILL
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Old Maynardville Pk., northwest side of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 28 M D 016 OTHER: 029 039 **Jurisdiction:** County
Size of Tract: 2.39 acres
Accessibility: Access is via E. Emory Rd., an arterial street with a pavement width of 21' within a 50' right-of-way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Multi-family residential development **Density:** 3.35
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on E. Emory Rd. in the Halls area. The surrounding property is developed with single family dwellings and attached housing. A tributary to Beaver Creek crosses this site separating it from Old Maynardville Pk.

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) & PR (Planned Residential) / F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property zoned PR (Planned Residential) @ 1-3.5 du/ac April 2002

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 8 multi-family dwellings as shown subject to 6 conditions:

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept. 2. Provision of street names which are consistent with the Uniform street naming and Addressing System within Knox County (Ord. 91-1-102). 3. Installing all 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. Establishing Minimum Floor Elevations (MFE) for this project by the Knox County Dept. of Engineering and Public Works. 5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. 6. 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: This is a second phase to the existing Emory Cove Condominium development. The first phase of the development contains 24 attached single story dwellings and 1 single family dwelling. This second phase will contain 8 two story attached dwellings. The 2.54 acre site on which phase 2 will be built was recently rezoned to PR (Planned Residential) at 3.5 du/ac. A portion of the site is located in a floodway and was not used in calculating the permitted density for the site. Due to the fact that a portion of the site is in a floodway fringe area, the applicant will need to have minimum floor elevations established for the proposed dwellings.

MPC Action: Approved MPC Meeting Date: 5/9/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept. 2. Provision of street names which are consistent with the Uniform street naming and Addressing System within Knox County (Ord. 91-1-102). 3. Installing all 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. Establishing Minimum Floor Elevations (MFE) for this project by the Knox County Dept. of Engineering and Public Works. 5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. 6. 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.

Summary of MPC action: APPROVE the development plan for up to 8 multi-family dwellings as shown subject to 6 conditions:

Date of MPC Approval: 5/9/2002 Date of Denial: Postponements:

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: