

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-O-04-UR **Related File Number:**
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION FOR HOMEOWNERS OF ANDREWS CROSSIN
Owner:

PROPERTY INFORMATION

General Location: Southeast side Gray Hendrix Rd., west of Tsawasi Rd.
Other Parcel Info.:
Tax ID Number: 90 D E 1-23 **Jurisdiction:** County
Size of Tract: 6 acres
Accessibility: Access is via the internal streets in Andrews Crossing Subdivision. Both streets within the development have a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached single family subdivision
Surrounding Land Use:
Proposed Use: Remove condition #2, requiring sidewalk installation, of the previously approved use on review (1-I-01-UR). **Density:** NA
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned RA residential and A agricultural. Development in the area consists of detached single family dwellings and the Karns Middle School.

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: First subdivision and development plan for this site was approved by MPC on June 14, 2001.

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to eliminate the required sidewalk construction within the development

Staff Recomm. (Full):

Comments: The site is located immediately to the south of the Karns Middle School campus. It is the practice of MPC to require sidewalks be constructed within a development when the site is located within the area where parents are required to provide transportation to the local school. At the time this project was considered, a condition was placed on the approval that a sidewalk be built on one side of each of the two streets within the development. The applicant has developed the site without the sidewalk being constructed. At the time he began to construct the sidewalk, the residents of the development objected because it would damage their lawns. A petition has been submitted from a majority of the property owners requesting that the sidewalk not be constructed. It should not be construed from this recommendation that the MPC should change its practice of requiring sidewalks where appropriate, in future developments.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning and Appeals. The date of the appeal hearing will depend on when the appeal application is filed with the Knox County Codes Administration Department. Appellants have 30 days to appeal an MPC decision in Knox County.

MPC Action: Approved

MPC Meeting Date: 5/13/2004

Details of MPC action:

Summary of MPC action: APPROVE the request to eliminate the required sidewalk construction within the development

Date of MPC Approval: 5/13/2004

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: