

# 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-Q-04-UR                      **Related File Number:**  
**Application Filed:** 4/12/2004              **Date of Revision:**  
**Applicant:** C. L. GREENE DEVELOPMENT, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side Strawberry Plains Pike, southwest of Pine Grove Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 84 45, 49                      **Jurisdiction:** County  
**Size of Tract:** 10.59 acres  
**Accessibility:** Access is via Strawberry Plains Pike, a major arterial street with 23' of pavement width within 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 6.61 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** Mixed Use  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area has been developed primarily with large lot residential uses in the A zone. Commercial development has occurred to the north at the interchange with I-40.

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

**Street:** 6909 Strawberry Plains Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & OB (Office, Medical, and Related Services) - pending on 49  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** MPC approved PR and OB zoning for this property on 6/12/03 (6-J-03-RZ) and 4/8/04 (4-Q-04-RZ). A use on review plan for 57 condominium units was approved on 3/11/04 (3-E-04-UR).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



**MPC Action:** Approved

**MPC Meeting Date:** 5/13/2004

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
4. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.
5. Prior to MPC certification of plans for building permits, a plat must be submitted creating one lot for the condominium development and at least two lots for the OB zoned parcels.

**Summary of MPC action:** APPROVE the development plan for 70 condominium units in the PR and OB zoning districts, subject to 5 conditions:

**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:**