

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-R-04-UR **Related File Number:** 5-SM-04-C
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: B & J ENTERPRISES
Owner:

PROPERTY INFORMATION

General Location: Southwest side Yarnell Rd., west of Lovell Rd.
Other Parcel Info.:
Tax ID Number: 118 30,32 **Jurisdiction:** County
Size of Tract: 21.84 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Single family detached subdivision and condominiums **Density:** 1.82 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
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) / TO (Technology Overlay)
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:

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 plan for up to 239 detached and attached single family dwellings on individual lots as shown on the development plan subject to 5 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Labeling all of the site that is not within the individual lots as common open space. 4. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the open space areas and any other commonly held assets. 5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posing a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.

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:

MPC Action: Approved MPC Meeting Date: 6/10/2004

Details of MPC action: 1. Meeting all applicable requirements of the approved concept plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Labeling all of the site that is not within the individual lots as common open space. 4. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the open space areas and any other commonly held assets. 5. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posing a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.

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 plan for up to 239 detached and attached single family dwellings on individual lots as shown on the development plan subject to 5 conditions

Date of MPC Approval: 6/10/2004 Date of Denial: Postponements: 5/13/2004

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: