# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 5-U-04-UR Related File Number: 5-SO-04-C

**Application Filed:** 4/12/2004 **Date of Revision:** 

Applicant: VICTOR JERNIGAN

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## **PROPERTY INFORMATION**

**General Location:** Southeast side McCampbell Dr., east of Anderson Rd.

Other Parcel Info.:

Tax ID Number: 49 088 Jurisdiction: County

Size of Tract: 107.4 acres

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single family subdivision Density:

Sector Plan: North City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**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)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

1/31/2007 01:17 PM Page 1 of 3

# 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 development plan for up to 213 detached single family dwellings on individual lots and

108 multi-family condominiums 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 or under control of the condominium association 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 posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.

dolle 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 or under control of the condominium association 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 posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.

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 development plan for up to 213 detached single family dwellings on individual lots and

108 multi-family condominiums 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":

Amendments: Amendments:

1/31/2007 01:17 PM Page 2 of 3

**Date of Legislative Appeal:** 

**Effective Date of Ordinance:** 

1/31/2007 01:17 PM Page 3 of 3