

# 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:** 6-B-04-UR                      **Related File Number:**  
**Application Filed:** 5/10/2004              **Date of Revision:**  
**Applicant:** MICHAEL ORWITZ  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Lonas Dr., west of Weisgarber Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 M C 2.02                      **Jurisdiction:** City  
**Size of Tract:** 7.4 acres  
**Accessibility:** Access is via Lonas Dr., a local street with a 25' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartments (Phase III of Londontown Apartments)                      **Density:** 10.9 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an area on the north side of the I-40/I-75 corridor that is predominantly multi-family use with some office development to the east along N. Weisgarber Rd.

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

**Street:** 6350 Lonas Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential) & O-1 (Office, Medical, and Related Services)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

**Summary of MPC action:** APPROVE the development plan for up to 81 multi-family residential units subject to 7 conditions

**Date of MPC Approval:** 6/10/2004

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**