CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



PROPERTY INFORMATION

General Location: West side of Piney Grove Church Rd., south of Fox Manor Blvd.

Other Parcel Info.:

 Tax ID Number:
 106 A A 011

Size of Tract: 3.59 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:	Attached single family subdivision	
Sector Plan:	Northwest County	Sector Plan Designation:
Growth Policy Plan:	Urban Growth Area (Inside City Limits)	

Neighborhood Context:

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

RP-1 (Planned Residential)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



Jurisdiction:

City

Density: 6.97 du/ac

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 21 attached residential units on individual lots subject to 6 conditions			
Staff Recomm. (Full):	 Meeting all requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knoxville City Arborist. Installation of landscaping in the areas of the site that will not be directly impacted by the construction of the new dwelling units within 60 days after the completion of the installation of utilities and road construction. All remaining landscaping is to be installed as each unit is completed or within six months of the issuance of the occupancy permit for each unit. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, landscaping and grounds, the joint permanent easement and other commonly held assets. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Obtaining a variance from the Knoxville Board of Zoning Appeals to permit the reduction of the peripheral boundary setback along the northern boundary of the site from 25' to 15'. With the conditions noted, this plan meets the requirements for approval in the RP-1 District, and the other criteria for approval of a use on review. 			
Comments:				
MPC Action:	Approved MPC Meeting Date: 7/11/2002			
Details of MPC action:	 Meeting all requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knoxville City Arborist. Installation of landscaping in the areas of the site that will not be directly impacted by the construction of the new dwelling units within 60 days after the completion of the installation of utilities and road construction. All remaining landscaping is to be installed as each unit is completed or within six months of the issuance of the occupancy permit for each unit. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, landscaping and grounds, the joint permanent easement and other commonly held assets. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Obtaining a variance from the Knoxville Board of Zoning Appeals to permit the reduction of the peripheral boundary setback along the northern boundary of the site from 25' to 15'. 			
	With the conditions noted, this plan meets the requirements for approval in the RP-1 District, and the other criteria for approval of a use on review.			
Summary of MPC action:	APPROVE the plan for up to 21 attached residential units on individual lots subject to 6 conditions			
Date of MPC Approval:	7/11/2002 Date of Denial: Postponements: 6/13/2002			
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:

Legislative Body:

Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: