

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: 6-G-04-UR

Related File Number:

Application Filed: 5/10/2004

Date of Revision:

Applicant: LEE MAYSHARK

Owner:

PROPERTY INFORMATION

General Location: South of S. Northshore Dr., east of Audena Ln.

Other Parcel Info.:

Tax ID Number: 134 H A 006

Jurisdiction: City

Size of Tract: 0.813 acre

Accessibility: Access is via a non-exclusive easement with 50' of right of way. The easement connects to S. Northshore Dr., a major arterial street with 22' of pavement width within a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One duplex

Surrounding Land Use:

Proposed Use: Second duplex on lot

Density: 4.92 du/ac

Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential

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

Neighborhood Context: This area has been developed with residential uses under R-1, R-1A, R-2 and RB zoning.

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

Street: 7204 S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: MPC approved R-1A zoning for this parcel on 5/13/2004 (5-W-04-RZ). The rezoning is scheduled to be heard by City Council on June 8 and 22, 2004.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

3. Connecting the duplex to sanitary sewer, and meeting any other applicable requirements of the Knox County Health Department.
4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the second duplex.
5. Obtaining final approval of the pending rezoning to R-1A from Knoxville City Council on June 8 and 22, 2004.

Summary of MPC action: APPROVE the development plan for a second duplex on one lot in the R-1A zoning district, subject to 5 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Withdrawn prior to publication?: **Action Appealed?:**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: