

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-I-07-UR      **Related File Number:** 6-SF-07-C  
**Application Filed:** 5/7/2007      **Date of Revision:**  
**Applicant:** MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of S. Northshore Dr., northeast of Mont Cove Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 57      **Jurisdiction:** County  
**Size of Tract:** 125 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached Residential Subdivision      **Density:** 2.39 du/ac  
**Sector Plan:** Southwest County      **Sector Plan Designation:** LDR & SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 12123 S Northshore Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) Pending  
**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:

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 299 detached dwellings on individual lots subject to 4 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 2.5 du/ac.
2. Reducing the number of lots on the concept plan to a maximum of 299 lots.
3. Identifying the proposed walking trail that will be located in the median of the boulevard streets (Roads A, B & C) that will provide pedestrian connections to the park and amenities area. In order to provide pedestrian connections to the walking trail system, sidewalks (meeting American Disabilities Act standards) should be provided along the cul-de-sac streets. At a minimum, these sidewalks shall be located on one side of Roads B, D, E, F, I, J, K & P.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.496 du/ac, is consistent with the recommended rezoning and density (up to 2.5 du/ac). Other subdivision development in the area has occurred under the PR zoning with maximum density ranges from 2 du/ac to 3.0 du/ac.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. With direct access to a minor arterial street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The recommended PR zoning for the site would allow a density up to 2.5 du/ac. At a proposed density of 2.496 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved as Modified

MPC Meeting Date: 6/14/2007

Details of MPC action:

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a density of up to 2.5 du/ac.
2. Reducing the number of lots on the concept plan to a maximum of 299 lots.

3. Identifying the proposed walking trail that will be located in the median of the boulevard streets (Roads A, B & C) that will provide pedestrian connections to the park and amenities area. (Sidewalk part of this condition deleted by MPC 6/14/2007)
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**Summary of MPC action:** APPROVE the development plan for up to 299 detached dwellings on individual lots subject to 4 conditions.

**Date of MPC Approval:** 6/14/2007

**Date of Denial:**

**Postponements:**

**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:**