

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-J-07-UR **Related File Number:** 6-SH-07-C
Application Filed: 5/7/2007 **Date of Revision:**
Applicant: MAC CARTENG - ACCURATE CONSTRUCTION

PROPERTY INFORMATION

General Location: South side of Higdon Dr., south of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 90 63.01 & 58.01 **Jurisdiction:** County
Size of Tract: 43.34 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:** 2.00 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential) & SLPA (Slope Prot
Growth Policy Plan: Planned Growth Area
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), A (Agricultural) & F (Floodway)
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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the development plan for up to 70 detached residential units on individual lots as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):
1. The site containing a minimum of 35 acres zoned PR (Planned Residential) @ 2 du/ac excluding the CSX Railroad right-of-way
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the common area that will incorporate both active and passive recreational uses
4. Provide a minimum 20' wide building separation when the lots front on roads with grades that meet or exceed 10%
5. Prior to approval of the final plat, establish a homeowners association for the purpose of maintaining storm drainage facilities, all amenities and any other commonly held assets

Comments:

MPC Action: Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:
1. The site containing a minimum of 35 acres zoned PR (Planned Residential) @ 2 du/ac excluding the CSX Railroad right-of-way
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the common area that will incorporate both active and passive recreational uses
4. Provide a minimum 20' wide building separation when the lots front on roads with grades that meet or exceed 10%
5. Prior to approval of the final plat, establish a homeowners association for the purpose of maintaining storm drainage facilities, all amenities and any other commonly held assets

Summary of MPC action: APPROVE the development plan for up to 70 detached residential units on individual lots as shown on the development plan subject to 5 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: