

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-L-02-UR **Related File Number:**
Application Filed: 5/13/2002 **Date of Revision:**
Applicant: LUTTRELL DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Brickyard Rd., southwest of Wells Dr.
Other Parcel Info.:
Tax ID Number: 56 G A 17.02 OTHER: 056 KF 1-42 **Jurisdiction:** County
Size of Tract: 32.91 acres
Accessibility: Access is via Brickyard Rd. ,a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Attached & detached single family dwellings
Surrounding Land Use:
Proposed Use: Revised development plan - attached and detached dwellings **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned PR, RA and RB residential. Development consists of single family dwellings. A Norfolk Southern rail line forms the western boundary of the site.

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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property zoned PR @ 1-5 du/ac in 2001

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 conceptual development plan that shows that up to 84 additional dwellings may be permitted on this site subject to 1 condition

Staff Recomm. (Full):

1. Approval of detailed development plans through the subdivision and use on review process for the portion of the site that has not been previously approved.

With the condition noted, this plan meets the requirements for approval of a use on review in the PR zone and the other criteria for approval of a use on review.

Comments:

The applicant has submitted this conceptual development plan in order to preserve the possibility of maximizing the approved density for this site. When a PR (Planned Residential) development is submitted without a proposed development plan for the entire site, staff will not permit any portion of the site to exceed the maximum allowable density. When an overall plan is submitted, the allowable development density may be spread over the entire site or concentrated on a portion of the property. In this case the first phase of the development had a development density under that permitted by the zoning. This conceptual development plan will allow the applicant to distribute that density surplus to another portion of the site. When the applicant is prepared to move ahead with the development of the remainder of this site, a use on review will be required that shows the details of the proposed project.

MPC Action:

Approved

MPC Meeting Date: 6/13/2002

Details of MPC action:

1. Approval of detailed development plans through the subdivision and use on review process for the portion of the site that has not been previously approved.

With the condition noted, this plan meets the requirements for approval of a use on review in the PR zone and the other criteria for approval of a use on review.

Summary of MPC action:

APPROVE the conceptual development plan that shows that up to 84 additional dwellings may be permitted on this site subject to 1 condition

Date of MPC Approval:

6/13/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

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: