CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 7-A-01-UR Related File Number:

Application Filed: 5/25/2001 **Date of Revision:**

Applicant: RICHARD JOHNSON

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, west of Shallowford Rd.

Other Parcel Info.:

Tax ID Number: 105 84, 84.01, 85 & PT. 86 **Jurisdiction:** County

Size of Tract: 10.23 acres

Access is via Middlebrook Pk., a four lane median divided arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: 3 single family dwellings

Surrounding Land Use:

Proposed Use: Attached residential condominium development Density: 3.62 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The proposed attached condominium development will serve as a transition between the developing

commercial uses to the west and the existing single family dwellings adjoining this 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 @ 1-4 du/ac earlier this year

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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:

Staff Recomm. (Abbr.): APPROVE the development plan for up to 37 attached residential condominiums as proposed subject

to 8 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Dept.

> 2. Provision of street names which are consistent with the Uniform Street Naming Addressing System in Knox County (Ord. 91-1-102.).

3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of

Transportation..

4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

5. Approval and recording of a the resubdivision of these parcels into one piece of property.

6. Approval of a detailed drainage plan prior to commencing any grading on this site.

7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria

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for approval of a Use on Review.

The applicant is proposing a 37 unit condominium project to be located on the north side of Middlebrook Comments:

> Pk. The proposed entrance to this development is close to but does not align with the median cut at Sky Blue Dr. Staff had raised the concern regarding the potential for east bound Middlebrook traffic attempting to turn left into this project. This would be a very dangerous movement to attempt because it would require the left turning traffic to face the on coming traffic. The applicant's designer has proposed a raised island at the entrance which will strongly discourage this movement. This plan has reviewed and approved by the Knox County Engineering Dept. and the Tenn. Dept. of Transportation.

This site was rezoned earlier this year to PR (Planned Residential). This zoning classification at this location allows the development of this site with a transitional use such as the proposed development. This site is surrounded on three sides by detached single family dwellings. To the west, is a commercial node which is growing toward this site. The proposed use will buffer the single family

dwellings and provide for a stopping point for the commercial zoning in this area.

MPC Action: Approved MPC Meeting Date: 7/12/2001

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Health Dept.

> 2. Provision of street names which are consistent with the Uniform Street Naming Addressing System in Knox County (Ord. 91-1-102.).

3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Transportation..

4. Installation of landscaping as shown on the development plan within six months of the issuance of

1/31/2007 01:54 PM Page 2 of 3 occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.

- 5. Approval and recording of a the resubdivision of these parcels into one piece of property.
- 6. Approval of a detailed drainage plan prior to commencing any grading on this site.
- 7. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR Zone and the other criteria

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for approval of a Use on Review.

Summary of MPC action: APPROVE the development plan for up to 37 attached residential condominiums as proposed subject

to 8 conditions

Date of MPC Approval: 7/12/2001 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:

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