

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 7-A-09-UR                      **Related File Number:** 7-SA-09-C  
**Application Filed:** 5/26/2009              **Date of Revision:**  
**Applicant:** COTTAGES AT GOVERNORS LANDING

## PROPERTY INFORMATION

**General Location:** Northwest side of E. Governor John Sevier Hwy., southwest of Holbert Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 83 D C 001-017                      **Jurisdiction:** County  
**Size of Tract:** 33.02 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision                      **Density:** 3.94 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** LDR (Low Density Residential)  
**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)  
**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 revised development plan for up to 128 attached and detached dwellings on individual lots as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance  
2. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project or posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.  
3. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

Comments:

MPC Action: Approved

MPC Meeting Date: 7/9/2009

Details of MPC action:  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance  
2. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project or posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.  
3. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the revised development plan for up to 128 attached and detached dwellings on individual lots as shown on the development plan subject to 3 conditions

Date of MPC Approval: 7/9/2009

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: