

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

File Number: 7-I-02-UR

Related File Number: 7-SE-02-C

Application Filed: 6/10/2002

Date of Revision:

Applicant: ORB, LLC

Owner:

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

PROPERTY INFORMATION

General Location: North side of Presidential Ln., North of Cherry Grove Rd.

Other Parcel Info.:

Tax ID Number: 78 173 & 175

Jurisdiction: County

Size of Tract: 12.8 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single family subdivision

Density: .39 du/ac

Sector Plan: Northwest County **Sector Plan Designation:**

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) & 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:

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 development plan for up to 5 detached single family dwellings on individual lots subject to 4 conditions

Staff Recomm. (Full): 1. Meeting all requirements of the approved concept plan. 2. Place a note on the final plat that this unit of Phase 2 of Potomac Place Subdivision will be subject to the same restrictive covenants or subdivisions restrictions currently in place for Phase 1 and the recorded portion of Phase 2. 3. Prior to final plat approval, work with the Knox County Greenways coordinator to establish a width and location for a greenway easement along Beaver Creek. Show the greenway easement on the final plat. The public use of the easement for greenway purposes may be contingent upon Knox County's construction of a connecting greenway segment. 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

MPC Action: Approved MPC Meeting Date: 7/11/2002

Details of MPC action: 1. Meeting all requirements of the approved concept plan. 2. Place a note on the final plat that this unit of Phase 2 of Potomac Place Subdivision will be subject to the same restrictive covenants or subdivisions restrictions currently in place for Phase 1 and the recorded portion of Phase 2. 3. Prior to final plat approval, work with the Knox County Greenways coordinator to establish a width and location for a greenway easement along Beaver Creek. Show the greenway easement on the final plat. The public use of the easement for greenway purposes may be contingent upon Knox County's construction of a connecting greenway segment. 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of MPC action: APPROVE the development plan for up to 5 detached single family dwellings on individual lots subject to 4 conditions

Date of MPC Approval: 7/11/2002 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: