

# 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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**File Number:** 7-I-06-UR                      **Related File Number:** 7-SH-06-C  
**Application Filed:** 6/5/2006              **Date of Revision:**  
**Applicant:** SOUTHLAND GROUP, INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side of Murphy Rd., north of Summer Rose Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 PART OF PARCEL 67                      **Jurisdiction:** County  
**Size of Tract:** 29 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached single-family subdivision                      **Density:** 4.93 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR & STPA  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** Murphy R  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) & PR (Planned Residential) Pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**



can proceed.

**MPC Action:**

Approved

**MPC Meeting Date:** 10/12/2006

**Details of MPC action:**

1. Approval of the rezoning request from RB to PR at a density of up to 5 du/ac by Knox County Commission (7-P-06-RZ).
2. Installing all landscaping as shown on the landscape plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
3. With the reduction in the front yard setback to 15' for Lots 69-76, the residential units on those lots shall be provided with a two car garage.
4. Meeting all applicable requirements of the approved concept subdivision plan.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**Summary of MPC action:**

APPROVE the development plan for up to 106 attached residential dwellings on individual lots subject to 5 conditions.

**Date of MPC Approval:**

10/12/2006

**Date of Denial:**

**Postponements:**

7/13/2006-9/14/2006

**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:**