

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

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

File Number: 7-J-05-UR **Related File Number:** 7-SD-05-C
Application Filed: 6/13/2005 **Date of Revision:**
Applicant: C & PD, LLC
Owner:

PROPERTY INFORMATION

General Location: Southwest side of Ball Camp Pk., northwest of Matlock Rd.
Other Parcel Info.:
Tax ID Number: 93 H A 3, 7 & 7.01 **Jurisdiction:** City
Size of Tract: 5.21 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached single family residential **Density:** 4.61 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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:

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 27 attached single-family dwellings on individual lots subject to 4 conditions.

Staff Recomm. (Full): 1. Revising the development plan to show a Type "B" landscape screen (copy attached) along the rear boundary of lots 4-14 and 15-24 to help reduce the impact of the attached residential units on the adjoining single-family dwellings. 2. Installation of landscaping as shown on the revised development plan within six months of the issuance of occupancy permits for this project. 3. Meeting all applicable requirements of the approved concept subdivision plan. 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a Use-on-Review.

Comments:

MPC Action: Approved

MPC Meeting Date: 7/14/2005

Details of MPC action: 1. Revising the development plan to show a Type "B" landscape screen (copy attached) along the rear boundary of lots 4-14 and 15-24 to help reduce the impact of the attached residential units on the adjoining single-family dwellings. 2. Installation of landscaping as shown on the revised development plan within six months of the issuance of occupancy permits for this project. 3. Meeting all applicable requirements of the approved concept subdivision plan. 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 27 attached single-family dwellings on individual lots subject to 4 conditions.

Date of MPC Approval: 7/14/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: