

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
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www.knoxmpc.org

File Number: 7-K-05-UR **Related File Number:**
Application Filed: 6/13/2005 **Date of Revision:**
Applicant: TRANTANELLA CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: North side of E. Emory Rd., east side of Majors Rd. and southeast side of Majors Landing Ln.
Other Parcel Info.:
Tax ID Number: 20 L B 1, 2, 3, 5, 6 & 7 **Jurisdiction:** County
Size of Tract:
Accessibility: Access is via Majors Rd., a minor collector street with a 19' pavement width within a 45' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached single-family subdivision
Surrounding Land Use:
Proposed Use: Removal of a condition requiring a sidewalk along Majors Rd. and E. Emory Rd. **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property is located in an area of detached single-family development.

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

Street: Majors Landing Ln
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 to PR (Planned Residential) in 2000.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request to remove the subdivision approval condition of providing (or bonding) a 5' wide sidewalk along Majors Rd., from the entrance to the subdivision to E. Emory Rd. and along the E. Emory Rd. frontage, subject to 1 condition

Staff Recomm. (Full): 1. Meeting all required conditions of the previously approved concept subdivision plan (7-SE-00-C) and use on review (7-R-00-UR).

Comments: The applicant is requesting removal of the condition of the subdivision approval for Majors Landing Subdivision that requires the applicant to provide a 5' wide sidewalk along Majors Rd., from the entrance to the subdivision south to E. Emory Rd. and along the E. Emory Rd. frontage, or posting a bond to cover the cost of installing the sidewalk. The applicant has outlined their reasons for requesting the removal of the condition in the attached letter.

Staff has reviewed this request with Knox County Engineering Staff and has no objection to the removal of the condition since there are no sidewalks within the developed subdivision and constructing the sidewalk along the public right-of-way would serve no purpose since there are no other sidewalks in the public right-of-way in the area.

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action: 1. Meeting all required conditions of the previously approved concept subdivision plan (7-SE-00-C) and use on review (7-R-00-UR).

Summary of MPC action: APPROVE the request to remove the subdivision approval condition of providing (or bonding) a 5' wide sidewalk along Majors Rd., from the entrance to the subdivision to E. Emory Rd. and along the E. Emory Rd. frontage, subject to 1 condition

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: 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: