

# 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-R-05-UR  
**Application Filed:** 6/13/2005  
**Applicant:** NANCY ROBERTS  
**Owner:**

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Chatham Cr., northeast of Glade Hill Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 G H 1, 1.01 & 1.02 OTHER: 106 GG 15 **Jurisdiction:** City  
**Size of Tract:** 3.12 acres  
**Accessibility:** Access is via Chatham Cr., a local street with a pavement width of 26' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential development **Density:** 5.45 du/ac  
**Sector Plan:** Northwest City **Sector Plan Designation:** Low density residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Property in the area is zone R-1 and RP-1 residential. Development consists of attached and detached single family dwellings.

## 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:** Property zoned RP-1 in the 1970's

## PLAN INFORMATION (where applicable)

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



1. The Northwest City Sector Plan and the Knoxville One Year Plan identify this property for low density residential use. The development of the site at 5.45 du/ac as proposed complies with both plans and the RP-1 zoning approved for this site.

**MPC Action:**

Approved

**MPC Meeting Date:** 7/14/2005

**Details of MPC action:**

1. Provision of the required 25' peripheral setback.
2. Design of the parking areas as required by Article 5, Section 7 of the Knoxville Zoning Ordinance.
3. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Establishment of a homeowners association for the purpose of maintaining the drainage facilities and commonly held assets.
6. Meeting all applicable requirements of the Knoxville City Arborist.
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. Installation of the landscaping as shown on the development plan within 6 months of the issuance of occupancy permits for this project.
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading or building permits.

**Summary of MPC action:**

APPROVE the request to permit up 17 residential condominium units on the 4 lots as shown on the development plan subject to 9 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:**