

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-D-18-UR **Related File Number:** 8-SC-18-C
Application Filed: 6/25/2018 **Date of Revision:**
Applicant: MADDOX COMPANIES

PROPERTY INFORMATION

General Location: North of Rising Oak Way terminus, northwest of Washington Pike, south side McCampbell Dr.
Other Parcel Info.:
Tax ID Number: 49 088.01 **Jurisdiction:** City
Size of Tract: 94.34 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached and detached residential subdivision **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 5304 McCampbell Dr
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:

plan to Planning Commission staff for review and approval that will create buffers along the western peripheral boundary and McCampbell Drive. Buffers will be created through a combination of maintaining existing vegetation, grading cuts that place development below the site-line from adjacent property, landscaping berms that should generally vary in height, width, and length to create a free-form naturalistic effect, and new landscaping.

3. Placing a note on the final plat that access to the property from McCampbell Drive is restricted for the use of emergency personnel only.

4. Closing temporary construction entrances on McCampbell Dr by the time that the last housing unit is completed, or five (5) years from the start of site development, whichever occurs first.

5. During the construction and build-out phases, construction personnel will be instructed to use the Washington Pike / Rising Oak Way entrance. Equipment and materials brought into the site through the McCampbell Drive entrance will be instructed to use the Washington Pike end of McCampbell Dr.

6. Meet all requirements of Knox County Department of Engineering and Public Works for McCampbell Dr in order to facilitate the transport of large equipment on site.

7. Prior to installation of street or common area lighting, submitting a lighting plan satisfactory to City of Knoxville Engineering where all luminaires produce a maximum light trespass no greater than 0.1 footcandles horizontal and vertical illuminance at the at the peripheral boundary. All luminaires shall be a full-cutoff design.

8. Twenty percent less stormwater peak flow rate than required.

Summary of Action:

APPROVE the development plan for up to 179 detached and 82 attached dwellings on individual lots subject to 8 conditions.

Date of Approval:

8/9/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 8/22/2018

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 10/23/2018

Date of Legislative Action, Second Reading:

Ordinance Number: R-363-2018

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other": Postponed 9/25 to 10/23

If "Other":

Amendments:

Amendments:

Added conditions 2-8.

Date of Legislative Appeal:

Effective Date of Ordinance: