

# 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:** 8-G-09-UR                      **Related File Number:** 8-SB-09-C  
**Application Filed:** 6/29/2009              **Date of Revision:**  
**Applicant:** MPM DEVELOPMENT COMPANY

## PROPERTY INFORMATION

**General Location:** North end of Long Shot Ln., north of Alpine Meadow Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 B H 1-85                      **Jurisdiction:** City  
**Size of Tract:** 6.04 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential development                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**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:

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 172 attached single family dwellings on individual lots for the entire project (this phase will contain up to 33 units) subject to 6 conditions

Staff Recomm. (Full):  
1. Installation of the landscaping in the areas of the site that will not be directly impacted by the construction of the dwelling units within 60 days after the completion of the installation of utilities and road construction for each phase of the project. All remaining landscaping is to be installed incrementally as each unit is completed or within 6 months of the issuance of the occupancy permit for each unit.  
2. Provide a class B landscape screen between this project and the adjoining Allison Park development.  
3. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds, clubhouse, common areas and all other assets of the association.  
4. Provide a greenway easement along Beaver Creek if required by the Knoxville or Knox County Greenways Coordinators.  
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to the issuance of any grading permits for this project.

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

Comments:

Action: Approved

Meeting Date: 8/13/2009

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

Summary of Action: APPROVE the development plan for up to 172 attached single family dwellings on individual lots for the entire project (this phase will contain up to 33 units) subject to 6 conditions

Date of Approval: 8/13/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**