

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: 8-H-01-UR **Related File Number:** 8-SG-01-C
Application Filed: 7/9/2001 **Date of Revision:**
Applicant: GREGORY M. LAYMAN
Owner:

PROPERTY INFORMATION

General Location: South side of Kodak Rd., east of Kelly Ln.
Other Parcel Info.:
Tax ID Number: 99 100 & 101, OTHER: & MAP 100, PARCEL 26.02 **Jurisdiction:** County
Size of Tract: 209.32 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 1.02 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 9614 Kodak Rd
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:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

Wildlife Sanctuary. The location of the easement is to be worked out with the Knox County Parks and Recreation Department and shall be identified on the final plat.

4. (As modified by the MPC) The applicant will preserve the existing house on the proposed Lot 3. The lot lines should be adjusted at final plat to help maintain the integrity of the structure and access to it. The applicant advises that he has a contract to sell the house to a person who will rehabilitate it. The applicant will urge the buyer to apply for an HZ Historic Overlay zoning designation for the lot that the house is located on and will also urge the buyer to seek National Register listing for the house. Rehabilitation of the house shall be consistent with the Secretary of Interior's Standards.

5. (As modified by MPC) The applicant hiring an archaeologist, at a cost to the applicant not to exceed \$20,000.00, to conduct a field survey on this site to determine if it is likely that there are archaeological sites or human remains on the property. The archaeologist shall provide a map of the development showing the area that is to be included in the field survey. Grading permits shall not be issued for this development (this also includes tree removal where the tree root system is removed) until the methodology and area of the field survey has been submitted to and approved by the State Archaeologist and MPC Staff. Grading permits may be issued by Knox County Dept. of Engineering and Public Works for areas outside the approved field survey area. Grading permits shall not be issued for the field survey area until that area is released by the State Archaeologist (pending the final archaeological survey report and mitigation plan). If any human remains or funerary objects are encountered during any development activity (grading, infrastructure construction, home construction, etc.) the developer or homebuilder shall notify MPC Staff, the Tennessee State Archaeologist and the Eastern Band of the Cherokee Nation's Cultural Resources/Tribal Historic Preservation Office, and cease the development activity until the site can be investigated.

6. Meeting all requirements of the approved concept plan.

7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 209 detached single family dwellings on individual lots subject to 7 conditions

Date of MPC Approval: 10/11/2001 **Date of Denial:** **Postponements:** 8/9/01 - 9/13/01

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: