

# 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:** 8-H-02-UR                      **Related File Number:** 8-SB-02-C  
**Application Filed:** 7/9/2002              **Date of Revision:**  
**Applicant:** JAMES GHEEN  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Westland Dr., west of Gettysvue Way  
**Other Parcel Info.:**  
**Tax ID Number:** 144 66,67, & 71                      **Jurisdiction:** County  
**Size of Tract:** 19.52 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached and detached residential development                      **Density:** 2.05 du/ac  
**Sector Plan:** Southwest 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:** PR (Planned Residential) pending  
**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:**

**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:**              Dan Kelly

**Staff Recomm. (Abbr.):**              APPROVE the request for up to 40 detached single family dwellings on individual lots and 38 attached condominium dwellings as shown on the development plan subject to 5 conditions

**Staff Recomm. (Full):**

1. Meeting all requirements of the approved concept subdivision plan.
2. Construction of the privacy fence will have to be completed prior to issuance of any occupancy permits within the condominium development.
3. Submission of a final detailed plan for the wall and a species specific landscaping plan to MPC staff prior to commencing any grading on this site.
4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Comments:**

**MPC Action:**                      Approved

**MPC Meeting Date:** 9/12/2002

**Details of MPC action:**

1. Meeting all requirements of the approved concept subdivision plan.
2. Construction of the privacy fence will have to be completed prior to issuance of any occupancy permits within the condominium development.
3. Submission of a final detailed plan for the wall and a species specific landscaping plan to MPC staff prior to commencing any grading on this site.
4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**Summary of MPC action:**              APPROVE the request for up to 40 detached single family dwellings on individual lots and 38 attached condominium dwellings as shown on the development plan subject to 5 conditions

**Date of MPC Approval:**              9/12/2002

**Date of Denial:**

**Postponements:** 8/8/02

**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:**