

# 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-H-09-UR

**Related File Number:** 8-SD-09-C

**Application Filed:** 6/29/2009

**Date of Revision:**

**Applicant:** BENCHMARK ASSOCIATES

## PROPERTY INFORMATION

**General Location:** Northeast side of Washington Pk., northwest of Edmundson Ln.

**Other Parcel Info.:**

**Tax ID Number:** 49 L A 014

**Jurisdiction:** County

**Size of Tract:** 7.6

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**

**Surrounding Land Use:**

**Proposed Use:** Attached residential development

**Density:** 4.86 du/ac

**Sector Plan:** Northeast 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)

**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 request for up to 37 attached residential units on individual lots as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Providing a 3' front setback, 14' rear setback and a 0' side yard setback as shown on the development plan  
3. 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.  
4.. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Comments:

Action: Approved

Meeting Date: 8/13/2009

Details of Action:  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Providing a 3' front setback, 14' rear setback and a 0' side yard setback as shown on the development plan  
3. 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.  
4.. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Summary of Action: Approve the request for up to 37 attached residential units on individual lots as shown on the development plan subject to 4 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: Knox County Board of Zoning Appeals

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: