CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-I-02-UR Related File Number:

Application Filed: 7/8/2002 Date of Revision:

Applicant: H.R. DAVIS GENERAL CONSTRUCTION, INC.

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northeast side of Idlewood Ln, southeast of Gleason Dr.

Other Parcel Info.:

Tax ID Number: 133 7 Jurisdiction: County

Size of Tract: 6.4 acre

Accessibility: Access is via Idlewood Ln., a local street with 50' of right of way and approximately 18-19' of pavement

width from Gleason Dr. to the site entrance, then 25' of pavement width to the south beyond that point. All traffic from Idlewood Ln. exits onto Gleason Dr., a major collector street with 70' of right of way and

23' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Knights of Columbus Lodge

Surrounding Land Use:

Proposed Use: Condominiums Density: 7.8 du/ac

Sector Plan: Southwest County Sector Plan Designation: MDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The properties along Idlewood Lane have been developed with medium and low density residential

uses under A and PR zoning.

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: MPC approved a sector plan change to MDR and PR zoning at 1 to 8 du/ac at the July 11, 2002

meeting. (7-M-02-RZ, 7-E-02-SP). County Commission approved these changes on Aug. 27, 2002.

PLAN INFORMATION (where applicable)

1/31/2007 02:18 PM Page 1 of 3

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a 50-unit condominium development, subject to 5 conditions:

Staff Recomm. (Full):

1. Installing all landscaping, as shown on the development plan, within six months of 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.

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

3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

4. Meeting all applicable requirements of the Knox County Health Dept.

5. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County. Ord 91-1-102.

With the conditions noted above, this request meets all requirements of the PR zoning district, as well

as other criteria for approval of a use on review.

Comments: The applicant is proposing a 50-unit condominium development on this 6.4 acre parcel, which

constitutes a density of 7.8 du/ac. The development will be accessed through an existing driveway connected to Idlewood Ln. that currently serves the Knights of Columbus Lodge. The plans show that existing vegetation is to remain around the perimeter of the site within the required 35-foot periphery setback, as well as along the access road (Yorkland Way). The plans also show new landscaping to be installed throughout the site. The subject property abuts existing condominium developments on three

of four sides and the proposal is compatible with surrounding land uses.

MPC Action: Approved MPC Meeting Date: 9/12/2002

Details of MPC action:1. Installing all landscaping, as shown on the development plan, within six months of 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.

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

3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

4. Meeting all applicable requirements of the Knox County Health Dept.

5. Provision of street names which are consistent with the Uniform Street Naming and Addressing

System within Knox County. Ord 91-1-102.

Summary of MPC action: APPROVE the development plan for a 50-unit condominium development, subject to 5 conditions:

Date of MPC Approval: 9/12/2002 Date of Denial: Postponements: 8/8/2002

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:

1/31/2007 02:18 PM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 02:18 PM Page 3 of 3