

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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F A X • 215 • 2068
www.knoxmpc.org

File Number: 8-K-02-UR **Related File Number:** 8-SD-02-C
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Murphy Rd., north of Washington Pike.
Other Parcel Info.:
Tax ID Number: 49 67 **Jurisdiction:** County
Size of Tract: 192.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 1.79 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 6035 Shannon Valley Dr
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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 346 detached single family dwellings on individual lots subject to 3 conditions

Staff Recomm. (Full):

1. Preserving the existing log house that is located in the recreational amenities area adjacent to Lot 164. The adjoining lot lines should be adjusted at final plat to help maintain the integrity of the structure by providing at least a 10' building setback. In order to protect the historic integrity of the house, the developer shall apply for and obtain an HZ Historic Overlay zoning designation for the log house. The HZ Overlay shall be in place prior to approval of the final plat. If the HZ Overlay is not approved, the applicant will have to come back before the Planning Commission for a reconsideration of this condition. The developer and future owners are strongly encouraged to seek National Register listing for the house.
2. Meeting all requirements of the approved concept plan.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments:

MPC Action: Approved

MPC Meeting Date: 8/8/2002

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for up to 346 detached single family dwellings on individual lots subject to 3 conditions

Date of MPC Approval: 8/8/2002

Date of Denial:

Postponements:

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: