CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-E-01-UR Related File Number:

Application Filed: 8/11/2001 **Date of Revision:**

Applicant: CTL SUMMIT LIMITED L.P.

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: South side of Westland Dr., approximately 71' east of the centerline of Villa Crest Dr.

Other Parcel Info.:

Tax ID Number: 133 035.05 Jurisdiction: County

Size of Tract: 0.65 acres

Accessibility: Access is via Westland Dr., a major collector street with a required 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two duplexes (four dwelling units)

Surrounding Land Use:

Proposed Use: Attached single-family subdivision (four dwelling units) Density: 6.15 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This property is located in an area that includes a mix of multi-family and single-family residences.

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

Street: 8630 Westland 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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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

APPROVE the development plan for up to 4 attached single-family dwellings on individual lots and a Staff Recomm. (Abbr.): zero side yard setback along the common wall between each two unit building, subject to 8 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public
- 4. Approval and recording of a final plat creating the four lots.
- 5. Place a note on the final plat that all lots will have access only to the joint permanent easement.
- 6. Obtaining a variance from the Board of Zoning Appeals for the building encroachment into the 15' peripheral setback.
- 7. Installing landscaping as shown on the development plan approved for the previous Use-on-Review (7-V-00-UR), within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

On July 13, 2000, the Planning Commission approved a Use-on-Review request for this property to Comments: allow two lots with a duplex unit to be located on each lot, subject to 9 conditions (7-V-00-UR). A

reduction of the periphery boundary setback along the western boundary of the property, from 35 feet to 15 feet, was also approved. The applicant has constructed the duplex units and is now requesting approval of the four dwelling units as single-family attached. We have received a letter from Knox County Codes Administration & Inspection stating that the duplex units conform to the building code for attached single-family dwellings (Copy attached). This request will require an approval of a zero side

vard setback between the attached units.

When the units were constructed, the duplex located along the western property line encroached into the 15' peripheral setback by approximately one foot. To address this encroachment, the applicant will need to obtain a variance from the Knox County Board of Zoning Appeals.

MPC Meeting Date: 9/13/2001 MPC Action:

> 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

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Details of MPC action:

Summary of MPC action: APPROVE the development plan for up to 4 attached single-family dwellings on individual lots and a

zero side yard setback along the common wall between each two unit building, subject to 8 conditions

Date of MPC Approval: 9/13/2001 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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