

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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www.knoxmpc.org

File Number: 1-B-01-UR **Related File Number:**
Application Filed: 12/11/2000 **Date of Revision:**
Applicant: DISNEY PROPERTIES OF TENNESSEE
Owner:

PROPERTY INFORMATION

General Location: North and west sides W. Emory Rd., south side of Laurel Oak Ln.
Other Parcel Info.:
Tax ID Number: 77 91 **Jurisdiction:** County
Size of Tract: 5.029 acres
Accessibility: Access is via Laurel Oak Ln., a local street with 18' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land/field
Surrounding Land Use:
Proposed Use: Attached residential condominium development **Density:** 4.97 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context: The development in this area has been predominantly single-family housing with some large vacant tracts still existing.

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

Street: 8715 W. Emory Rd
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: PR Zoning was recommended for approval by the MPC at their 11/9/00 meeting with a density of 1-5 DU/AC. The rezoning request was postponed by County Commission at their 12/18/00 until the 1/22/01 meeting.

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for up to 25 attached residential condominiums at this location subject to 9 conditions.

Staff Recomm. (Full): 1. Obtaining approval of the zoning change to PR (Planned Residential) at a density of 1-5 DU/AC from County Commission.
2. Meeting all applicable requirements of the Knox County Health Dept.
3. Obtaining approval from the MPC for a One-lot Subdivision with a variance for the reduction of the right-of-way from 30' to 25' on that portion of W. Emory Rd. that is located along the western boundary of the property.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. A surveyor's certification of the required 300' sight distance from the entrance onto Laurel Oak Ln.
6. Installation of landscaping as shown on the revised 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.
7. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. A revised site and landscape plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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

Comments: The applicant is proposing to develop 25 attached residential condominiums on this 5.029 acre site. While the property is bounded on the south and west by W. Emory Rd., there will be no direct access to the road. Access will be onto Laurel Oak Ln., a local street.

The applicant will be requesting a variance for the reduction of the right-of-way from 30' to 25' on that portion of W. Emory Rd. that is located along the western boundary of the property when they submit for a One-lot Subdivision approval. The applicant will be providing for the dedication of 35' of right-of-way (only 30' is required) along the southern property boundary to help facilitate future road improvements in that area. With the increase of right-of-way along the southern boundary, MPC and Knox County Department of Engineering and Public Works Staff can support the variance request for reduction of right-of-way along the western boundary.

With the majority of the units having two car garages and with parking spaces being provided in front of all units, there will be ample parking within the development. The applicant needs to continue the same mix of landscaping along the northern property boundary that is found along the eastern boundary, in order to help screen the development from the adjoining subdivision. Slight modification of the landscape plan may be required at the intersections and at the southwest corner of the site in order to maintain required sight distances.

MPC Action: Approved

MPC Meeting Date: 1/11/2001

Details of MPC action: 1. Obtaining approval of the zoning change to PR (Planned Residential) at a density of 1-5 DU/AC from County Commission.
2. Meeting all applicable requirements of the Knox County Health Dept.
3. Obtaining approval from the MPC for a One-lot Subdivision with a variance for the reduction of the

right-of-way from 30' to 25' on that portion of W. Emory Rd. that is located along the western boundary of the property.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. A surveyor's certification of the required 300' sight distance from the entrance onto Laurel Oak Ln.

6. Installation of landscaping as shown on the revised 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.

7. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County, Ord. 91-1-102.

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

9. A revised site and landscape plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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

Summary of MPC action: APPROVE the development plan for up to 25 attached residential condominiums at this location subject to 9 conditions.

Date of MPC Approval: 1/11/2001

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: