

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: 1-B-04-UR
Application Filed: 12/1/2003
Applicant: HATHAWAY
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side Middlebrook Pike, southeast of Bob Kirby Rd.
Other Parcel Info.:
Tax ID Number: 104 213 **Jurisdiction:** County
Size of Tract: 19.7 acres
Accessibility: Access is via Middlebrook Pike, a minor arterial street within 140' of right of way, which is currently under construction to improve to a four lane median divided facility in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and greenhouses
Surrounding Land Use:
Proposed Use: Multi-family development **Density:** 11.98 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in a residential area of predominately single family housing that has occurred under A, RA, RAE and PR zoning.

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

Street: 9508 Middlebrook Pike
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 rezoning to PR (1-12 du/ac) on 10/9/03 (10-P-03-RZ/10-A-03-SP).

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a 236-unit apartment development in the PR zoning district, subject to 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Submitting to MPC staff a revised landscape plan, showing the proper location of the trash compactor, with adequate landscape screening surrounding it, while maintaining the proposed landscaping around the remainder of the site. Also, change Middlebrook Road to Middlebrook Pike on the landscape plan.

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 seeking approval to construct a 236-unit apartment development on the subject property. The proposed name of the development is Walden Crest Apartments. The development is proposed to be gated and will consist of nine two or three level apartment buildings, a clubhouse with pool, fitness center and playground area, three garage buildings, a maintenance building, a trash compactor and two carriage buildings (garages with apartment units on the second level). The proposed development has a total of 414 bedrooms which breaks down to 84 one bedroom units, 126 two bedroom units and 26 three bedroom units. A total of 321 parking spaces are proposed (not including 17 spaces for the mail and clubhouse areas), meeting the Zoning Ordinance parking requirements for residential development. Thirty five of these parking spaces are garage spaces and 12 are handicapped accessible spaces.

A traffic impact study for this proposal was reviewed and approved by appropriate agencies. TDOT was involved with this review because of the road improvements currently taking place on Middlebrook Pike and the developer has coordinated this development with those improvements. As a result of the traffic study, a center median cut on Middlebrook Pike will be realigned from the east to line up with the boulevard entrance to this apartment development, providing future residents ingress and egress to the site from either direction on Middlebrook Pike.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are in place to serve this development.
2. A traffic study associated with this development has been reviewed and approved by appropriate agencies, addressing the impact on streets. There will likely be an impact to schools as a result of this development, but there are no figures available to assess the approximate number of school-aged children that will be generated by multi-family attached development as there are for single family detached development.
3. The proposed density of this multi-family development is consistent with the PR zoning and associated density of 1 to 12 du/ac.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for

approval of a use on review.

2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes medium density residential uses for this property, consistent with this proposal. MPC approved a change from low to medium density residential for this property on October 9, 2003 (10-A-03-SP).
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 2/12/2004

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 3. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
 - 4. Submitting to MPC staff a revised landscape plan, showing the proper location of the trash compactor, with adequate landscape screening surrounding it, while maintaining the proposed landscaping around the remainder of the site. Also, change Middlebrook Road to Middlebrook Pike on the landscape plan.

Summary of MPC action: APPROVE the development plan for a 236-unit apartment development in the PR zoning district, subject to 5 conditions:

Date of MPC Approval: 2/12/2004 **Date of Denial:** **Postponements:** 1/8/2004

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:**