# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

#### Owner:

#### PROPERTY INFORMATION

General Location:	Northwest side of Dry Gap Pk., west of Rifle Range Rd.		
Other Parcel Info.:			
Tax ID Number:	57 PART 125.06	Jurisdiction: City	
Size of Tract:	15 acres		
Accessibility:	Access is via Dry Gap Pk., a collector street with a pavement width of 19' within a 40' right-of-way.		

# GENERAL LAND USE INFORMATION

Existing Land Use:Vacant landSurrounding Land Use:Density: 3.34 du/acProposed Use:Attached residential developmentDensity: 3.34 du/acSector Plan:North CitySector Plan Designation:Growth Policy Plan:Urban Growth Area (Inside City Limits)

**Neighborhood Context:** Zoning in the area consists of PR and RP-1 residential and C-6 commercial. Development in the area consists of Sterchi Hills subdivision, a church and an auto service center

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

History of Zoning: Property zoned RP-1 @ 1-5.9 du/ac at the time of annexation

#### 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:	Dan Kelly			
Staff Recomm. (Abbr.):	APPROVE the request for up to 53 attached residential units as shown on the development plan subject to 6 conditions			
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance</li> <li>Meeting all applicable requirements of the Knoxville Engineering Dept.</li> <li>Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102)</li> <li>Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit</li> <li>Establishment of a homeowners association for the purpose assessing fees for the maintenance of drainage structures and all other commonly held assets.</li> </ol>			
Comments:	This applicant is proposing a 53 unit condominium project for this site. The property is zoned RP-1 at 1- 5.9 du/ac. The development density proposed is 3.54 du/ac. A blue line stream crosses this site. Portion of the site on both sides of the stream will remain undeveloped and will be maintained as open space.			
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE			
	1. The request will place minimal additional demand on schools and streets. Public water and sewer utilities are in place to serve the development.			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE			
	<ol> <li>The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.</li> <li>The development is consistent with the following general standards for uses permitted on review: The proposal 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 use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.</li> </ol>			
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS			
	1. The City of Knoxville One Year Plan and the North City Sector Plan propose low density residential uses for the subject property.			
MPC Action:	Approved MPC Meeting Date: 1/12/2006			
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance</li> <li>Meeting all applicable requirements of the Knoxville Engineering Dept.</li> <li>Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102)</li> <li>Installation of the proposed landscaping within six months of the issuance of occupancy permits for</li> </ol>			

	each unit 6. Establishment of a homeowners association for the purpose assessing fees for the maintenance of drainage structures and all other commonly held assets.		
Summary of MPC action:	APPROVE the request for up to 53 attached residential units as shown on the development plan subject to 6 conditions		
Date of MPC Approval:	1/12/2006	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:  Action Appealed?:	
	LEGIS	LATIVE ACTION AND L	DISPOSITION
Legislative Body:	Knoxville City C	ouncil	

Legislative Body:	Knoxville City Council	
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: