CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE-KNOX COUNTY 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 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902

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www•knoxmpc•org

| PROPERTY INFORMATION | | | | |
|----------------------|---|-------------------------|---------------|--------|
| General Location: | Northeast side Gettysvue Dr., northwest of Polo Club Ln. | | | |
| Other Parcel Info.: | | | | |
| Tax ID Number: | 144 B A 049 | OTHER: PORTION ZONED PR | Jurisdiction: | County |
| Size of Tract: | 3.9 acres | | | |
| Accessibility: | Access is via Gettysvue Dr., a local street with 50' of right of way and 25' of pavement width. | | | |

| GENERAL LAND USE INFORMATION | | | | |
|------------------------------|--|--|--|--|
| Existing Land Use: | Vacant land | | | |
| Surrounding Land Use: | | | | |
| Proposed Use: | Attached condominiums Density: 4.87 du/ac | | | |
| Sector Plan: | Southwest County Sector Plan Designation: Low Density Residential | | | |
| Growth Policy Plan: | Planned Growth Area | | | |
| Neighborhood Context: | The subject property is located within the larger Gettysvue residential development. Uses in Gettysvue presently consist of attached and detached single family dwellings, multi-family dwellings, a golf course, clubhouse with parking lot and swimming and tennis facilities. The site adjoins five tennis courts located to the southeast. | | | |

| ADDRESS/RIGHT-OF | -WAY INFORMATION (where applicable) |
|----------------------------|--------------------------------------|
| Street: | 913 Gettysvue Dr |
| Location: | |
| Proposed Street Name: | |
| Department-Utility Report: | |
| Reason: | |
| ZONING INFORMATIC | DN (where applicable) |
| Current Zoning: | PR (Planned Residential) @ 1-3 du/ac |
| Former Zoning: | |
| Requested Zoning: | |
| Previous Requests: | |
| Extension of Zone: | |
| History of Zoning: | None noted |
| | |

PLAN INFORMATION (where applicable)

Current 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 19 condominium units in the PR zoning district, subject to 4 conditions: |
| Staff Recomm. (Full): | Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works Department. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the project, or posting a bond with the Knox County Department of engineering to guarantee such installation. Connecting the development to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department. |
| | 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: | EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE |
| | The proposed condominium development will have minimal impact on local services since all utilities are in place to serve this development. The proposed use is consistent with other multi-family development located within the Gettysvue development. |
| | 3. The proposed 19 units is a considerable reduction in density from the previous plan for 60 units that was approved by MPC on 1/14/99 (1-A-99-UR). The proposed density of this plan is 4.87 du/ac, as compared to 16.85 du/ac for 60 units. The overall density of the Gettysvue development is still under the maximum allowable total density of 3 du/ac. |
| | CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE |
| | The proposed development meets the standards for development within the PR (Planned Residential) District and all other requirements of the Knox County Zoning Ordinance. The proposed development 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 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 draw a minimal amount of additional residential traffic through Gettysvue. |
| | CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Southwest County Sector Plan proposes low density residential use for this property. The proposed development is consistent with the Sector Plan. 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: 10/9/2003 |
| Details of MPC action: | Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works Department. Installing all landscaping, as shown on the development plan, within six months of issuance of |
| | |

| | building permits for the project, or posting a bond with the Knox County Department of engineering to guarantee such installation. 4. Connecting the development to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department. | | | |
|------------------------|--|--|----------------|--|
| Summary of MPC action: | APPROVE the development plan for 19 condominium units in the PR zoning district, subject to 4 conditions: | | | |
| Date of MPC Approval: | 10/9/2003 | 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: | |