

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-E-02-UR                      **Related File Number:**  
**Application Filed:** 9/9/2002                      **Date of Revision:**  
**Applicant:** RICHARD L. JOHNSON  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side Gilbert Dr., west of Blair Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 151 (PORTION)                      **Jurisdiction:** County  
**Size of Tract:** 14.22 acres  
**Accessibility:** Access is via Gilbert Dr., a local street with a pavement width of 21' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential condominiums                      **Density:** 3.6 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located between low density residential uses to the north and west and commercial development to the east and south. The proposed development will serve as a transitional use between the residential and commercial properties.

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

**Street:** 11308 Gilbert 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:** Property zoned PR @ 1-5 du/ac in August, 2001

## 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 49 attached residential condominiums on this site as shown on the development plan subject to 10 conditions

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
  2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  3. Provision of street names which are consistent with Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102.
  4. Installing all landscaping, as shown on the 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.
  5. Provide with the combination of existing vegetation and supplemental plantings a "Class B" landscape screen along the common boundary between this project and Twin Springs Subdivision.
  6. Certification by the applicant's engineer of 300' of sight distance in each direction on Gilbert Dr. from the entrance to this project.
  7. Prior to obtaining any building permits, combine the remainder of parcel 151 with the adjoining commercially zoned tract (parcel 7).
  8. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds and other commonly held assets.
  9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
  10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

1. The proposed residential development will have minimal impact on local services since all utilities and access are already in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding residential uses. The proposed development will serve as a transitional use between the residences to the north and west and the commercial to the east and south .

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

1. The proposed condominium project is consistent with the general standards for uses permitted on review.
2. The plan as presented meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes low density residential uses for this area. The development of this project at 3.45 du/ac is compatible with the surrounding residential development and consistent with the low density designation of the Sector Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 10/10/2002

- Details of MPC action:**
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  2. Meeting all applicable requirements of the Knox County Dept, of Engineering and Public Works.
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**Summary of MPC action:** APPROVE the request for up to 49 attached residential condominiums on this site as shown on the development plan subject to 10 conditions

**Date of MPC Approval:** 10/10/2002

**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:**