

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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400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 10-I-01-UR

Related File Number:

Application Filed: 9/10/2001

Date of Revision:

Applicant: GREG SMITH

Owner:

PROPERTY INFORMATION

General Location: North side of Washington Pike, west of Glendale Rd.

Other Parcel Info.:

Tax ID Number: 70 J A 025 - 030, 033, 034 OTHER: & A PORTION OF 035 **Jurisdiction:** City

Size of Tract: 3.76 acres

Accessibility: Access is via Washington Pike, a minor arterial street with a pavement width of 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: 22 multi-family units

Density: 5.85 du/ac

Sector Plan: East City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with residential uses under R-1 and R-1A zoning. While the surrounding area is predominantly single-family residences, two multi-family developments are located just east of the site.

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

Street: 3205 Washington Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 22 multi-family units, subject to 10 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining the off-site drainage easement for stormwater discharge prior to the issuance of a grading permit.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Obtaining approval for the Right-of-Way Closure for that portion of Shangri La Ln. that extends into the development beyond Tax Parcels 070JA024 and 070JA031.
5. Obtaining a final plat approval for the recombination of the existing eight lots (Tax Parcels 25-30, 33, and 34) and the closed portion of the right-of-way for Shangri La Ln. into one lot prior to the issuance of any building permits.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. O-280-90).
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing to develop a 22 unit multi-family project (condominiums) on 3.76 acres at an overall density of 5.85 du/ac. The Knoxville One Year Plan designates the site as LDR (Low Density Residential) which allows densities less than 6 du/ac. The R-1A (Low Density Residential) allows multi-family development only through the use-on-review process provided that the site has vehicular access to a collector or arterial street. Access to the site will be from Washington Pike, a minor arterial street. While the surrounding area is predominantly single-family residences, two multi-family developments are located just east of the site, and there are other multi-family developments located along Washington Pike. With the development meeting the low density residential standards, and with the mix of other multi-family residential developments in the area, the proposed development should not have a negative impact on the neighborhood.

While an existing right-of-way (Shangri La Ln.) extends into the site from Washington Pike, the applicant is proposing a separate entrance to the development. Due to the steeper slope of the existing right-of-way and the fact that the right-of way has served more as a shared access drive to the two existing houses that adjoin the right-of-way, the applicant is requesting approval of the separate entrance. The applicant will also be requesting a right-of-way closure for that portion of Shangri La Ln. right-of-way that extends into the property. The applicant will be required to file for a final plat approval for the recombination of the existing eight lots (Tax Parcels 25-30, 33, and 34) and the closed portion of the right-of-way for Shangri La Ln. into one lot prior to the issuance of any building permits.

In order to comply with the usable open space requirement for multi-family development (400 square feet per dwelling unit - 8,800 square foot total), the applicant is proposing an open space area in the northeast corner of the site that includes a picnic area.

UPDATE SINCE THE NOVEMBER 8, 2001 MEETING: This item was postponed at the November 8,

2001 meeting to allow for the re-advertising of the request for the addition of 0.54 acres to the proposed site.

MPC Action:

Approved

MPC Meeting Date: 1/10/2002

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining the off-site drainage easement for stormwater discharge prior to the issuance of a grading permit.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Obtaining approval for the Right-of-Way Closure for that portion of Shangri La Ln. that extends into the development beyond Tax Parcels 070JA024 and 070JA031.
5. Obtaining a final plat approval for the recombination of the existing eight lots (Tax Parcels 25-30, 33, and 34) and the closed portion of the right-of-way for Shangri La Ln. into one lot prior to the issuance of any building permits.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
7. Meeting all applicable requirements of the Knoxville City Arborist.
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10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action:

APPROVE the development plan for up to 22 multi-family units, subject to 10 conditions.

Date of MPC Approval:

1/10/2002

Date of Denial:

Postponements:

10/11/01-12/13/01

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: