CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:10-L-02-URApplication Filed:9/9/2002Applicant:LOUIS HOFFERBERTOwner:Commention Filed:

PROPERTY INFORMATION

General Location:	South side Asheville Hwy., west side Brakebill Rd.		
Other Parcel Info.:			
Tax ID Number:	61 88	Jurisdiction:	County
Size of Tract:	8.57 acres		
Accessibility:	Access is via Asheville Hwy., a major arterial street with 4 lane of way.	es and a center m	nedian within 150' of right

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant, wooded land			
Surrounding Land Use:				
Proposed Use:	Apartments		Density: 11.44 du/ac	
Sector Plan:	East County	Sector Plan Designation:		
Growth Policy Plan:	Urban Growth Area (Outside City Limits)			
Neighborhood Context:	This area is developed with commercial uses along Asheville Hwy. with residential uses to the rear.			

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

Street:

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: This property was zoned PR in 1979. (8-E-79-RZ)

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 98-unit multi-family development and a reduction of the peripheral setback on the south property line from 35' to 15' in the PR zoning district, subject to 6 conditions:					
Staff Recomm. (Full):	 Meeting all applicable conditions of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connecting to the sanitary sewer system, as well as meeting all other applicable requirements of the Knox County Health Department. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Constructing a left-turn lane on eastbound Asheville Highway at the Gas-N-Go median opening with a 12-foot lane width, 75-foot storage length and a 220-foot bay taper and removing the westbound acceleration lane at this median opening, as indicated by the revised September 30, 2002 traffic impact study submitted by Wilbur Smith Associates, Inc. Prior to issuance of building permits, the grading plan must reflect no more than 2 to 1 slopes, as per requirements of Knox County Engineering. 					
	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 proposing to develop a 98-unit apartment complex on this 8.56 acre site. The development will be accessed solely from Asheville Hwy., through an established easement located between the Food City Shopping Center and the funeral home to the southwest. There are two curbcuts from the easement into the shopping center parking lot. The owner/developer of the shopping center has provided a letter (attached) indicating agreement with the curbcuts into the shopping center from the apartment complex access drive.					
	 A. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE 1. Public water and sanitary sewer utilities are available to serve the development. The traffic impact will be minimal on Asheville Highway, which is a major arterial street, as shown by the traffic impact study submitted by Wilbur Smith Associates. The development will generate a considerable number of additional school-aged children to be accommodated by the school system. A school board representative has reviewed the plans. 2. The site is located between a shopping center and other businesses to the north along Asheville Hwy. and vacant land to the south and west. The property to the south, under the same ownership, is slated for Phase 2 of this development, but will not be connected to it. The greatest impact of this development would be to the residences to the east along Brakebill Rd., but the proposed development is setback at least 400 feet from the closest house and 35 feet from the property line. B. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY 					
	ZONING ORDINANCE 1. The PR zoning of this property allows a density of up to 12 du/ac, consistent with this proposal, with a density of 11.44 du/ac. The use is compatible with the character of the surrounding area. The use may have some impacts to surrounding properties such as noise or visual impacts. These impacts have been minimized by the periphery setback with a landscaping buffer surrounding the property. The sole access to the site is from Asheville Hwy., which minimizes the traffic impact to residential areas. The surrounding development around this site does not pose any potential hazards or create an					

	undesirable environment for the proposed use. 2. The plans meet all development requirements specified by the Knox County Zoning Ordinance, such as required parking spaces, driveway widths and other design criteria. In addition, the Knox County Department of Engineering and Public Works has reviewed the plans to address issues such as drainage and grading and raised no specific concerns. TDOT, County Engineering and the MPC's transportation planning division have reviewed the traffic impact study, and issues raised have been addressed.			
	 C. CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The East County Sector Plan proposes medium density residential uses for this site, consistent with this proposal. 2. This medium density residential development will establish an appropriate transition area between commercial uses to the north and lower density residential to the south. 			
MPC Action:	Approved		MPC Meeting Date	: 11/14/2002
Details of MPC action:	 Meeting all applicable conditions of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connecting to the sanitary sewer system, as well as meeting all other applicable requirements of the Knox County Health Department. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Constructing a left-turn lane on eastbound Asheville Highway at the Gas-N-Go median opening with a 12-foot lane width, 75-foot storage length and a 220-foot bay taper and removing the westbound acceleration lane at this median opening, as indicated by the revised September 30, 2002 traffic impact study submitted by Wilbur Smith Associates, Inc. Prior to issuance of building permits, the grading plan must reflect no more than 2 to 1 slopes, as per requirements of Knox County Engineering. 			
Summary of MPC action:	APPROVE the development plan for a 98-unit multi-family development and a reduction of the peripheral setback on the south property line from 35' to 15' in the PR zoning district, subject to 6 conditions:			
Date of MPC Approval:	11/14/2002	Date of Denial:	Postponements:	10/10/2002
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
	LEGIS	LATIVE ACTION AND D	ISPOSITION	
Legislative Body:				
Date of Legislative Action:	Date of Legislative Action, Second Reading:			
Ordinance Number:	Other Ordinance Number References:			

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: