

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-L-02-UR **Related File Number:**
Application Filed: 9/9/2002 **Date of Revision:**
Applicant: LOUIS HOFFERBERT
Owner:

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 lanes and a center median within 150' of right of way.

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:

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:**
1. Meeting all applicable conditions of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Connecting to the sanitary sewer system, as well as meeting all other applicable requirements of the Knox County Health Department.
 4. 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.
 5. 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.
 6. 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?:**

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: