

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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File Number: 10-L-04-UR **Related File Number:**
Application Filed: 9/12/2004 **Date of Revision:**
Applicant: MURPHY ROAD PARTNERSHIP, LLC
Owner:

PROPERTY INFORMATION

General Location: East side of Washington Pk., north of Edmondson Ln.
Other Parcel Info.:
Tax ID Number: 49 L A 014 OTHER: 049 PT. 92 **Jurisdiction:** County
Size of Tract: 7.6 acres
Accessibility: Access is via Washington Pk., a minor arterial street with a pavement width of 23' within a 50' to 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 5.0 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is zoned RA, RB and PR residential, A agricultural and CN commercial. Single family dwellings and vacant land are the predominant uses in the area. The property across Washington Pk. from this site is the subject of a rezoning request to PR residential and SC shopping center.

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: Most of the property was zoned PR @ 1-5 du/ac in July, 2003. Parcel 14 was zoned PR @ 1-5 DU/ac in May, 2004.

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 38 attached residential condominiums as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Lengthen the horizontal curve radius on Lansden Way from 50 to 75' at station 6+50.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
6. 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.
7. Prior to commencing any grading on this site, obtain an off-site sight distance easement across the adjoining property northeast of the proposed entrance, if required by the Knox County Dept. of Engineering and Public Works.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Comments: The applicants are proposing a development that will contain 38 attached residential condominiums. The site was zoned PR (Planned Residential) at 1-5 du/ac in the past eighteen months. Not all of the PR zoned area is being proposed for development at this time. Any future development of the remainder of the site will require consideration of an additional use on review request. The development plan includes an evergreen landscape buffer between this project and the adjoining single family dwellings. All units will be setback 20' from the proposed streets. With the proposed setback and the provision of the planned garages, all required parking can be accommodated without creating a safety hazard. Sight distance to the northeast at the proposed entrance may be an issue. Staff will require the applicant to obtain an off-site sight distance easement from the adjoining property owner if it is determined to be required by the Knox County Dept. of Engineering and Public Works.

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

1. Public water and sewer is available to serve the site.
2. Washington Pike has sufficient capacity to handle the additional traffic which will be generated by this development.
3. This request will have very little impact on schools and minimal impact on adjacent single family properties.

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

1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan proposes low density residential development for this property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved **MPC Meeting Date:** 10/14/2004

- Details of MPC action:**
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Summary of MPC action: Approve the request for up to 38 attached residential condominiums as shown on the development plan subject to 8 conditions

Date of MPC Approval: 10/14/2004 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**