

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

File Number: 10-U-06-UR **Related File Number:**
Application Filed: 9/11/2006 **Date of Revision:**
Applicant: 1312 DEVELOPMENT, LLC
Owner:

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

PROPERTY INFORMATION

General Location: South side of Gilbert Dr., east of Misty Springs Rd.
Other Parcel Info.:
Tax ID Number: 130 151 **Jurisdiction:** County
Size of Tract: 2.227 acres
Accessibility: Access is via Gilbert Dr., a local street with a pavement width of 21' to 23' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One residence and vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 4.85du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (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 attached residential and commercial uses to the east and south. The proposed development will serve as a transitional use between the residential and commercial prosperities.

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 (Planned Residential) @ 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 10 attached residential units and 1 detached residential unit as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Clearing back brush at the entrance to the development to enhance the sight distance
3. Certification on the development plan by the applicant's surveyor that there is 300' of sight distance in both directions on Gilbert Dr. from the proposed entrance
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
5. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102
6. Provide with the combination of the existing vegetation and supplemental plantings a "Class B" landscape screen along the common boundary between this project and Twin Springs Subdivision
7. Establishment of homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds and any other commonly held assets
8. A revised site plan reflect the conditions of approval must be submitted to MPC staff prior to the issuance of any building permits
9. 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: The developer is proposing an attached residential development at a density of 4.85 du/ac for this site. The proposed development will consists of 11 dwelling units on this 2.227 acre site. The property along Gilbert Dr. has been developing at a rapid pace over the past few years. Recent developments in the area consist of office/warehouses, light manufacturing, a private school and forty-nine unit attached residential development.

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

1. The proposed development will require the upgrading of water and sewer service on to the site.
2. The proposed attached residential condominiums at a density of 4.85 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate and Middle Schools and Karns High School.

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

1. The proposed attached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum residential density of 5 dwellings per acre. The overall development density of the proposed development is 4.85 dwellings per acre.

- B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
- C. The use is compatible with the character of the neighborhood where it is proposed.
- D. The use will not significantly injure the value of adjacent property.
- E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed development with its distribution of density on the site and overall density of 4.85 du/ac is consistent with the Sector Plan and the proposed zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 10/12/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE the request for 10 attached residential units and 1 detached residential unit as shown on the development plan subject to 9 conditions

Date of MPC Approval: 10/12/2006

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: