

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: 11-A-13-UR **Related File Number:**
Application Filed: 9/30/2013 **Date of Revision:**
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: Northwest side of Kimberlin Heights Rd., southwest of Boling Ln.
Other Parcel Info.:
Tax ID Number: 126 148.02 **Jurisdiction:** County
Size of Tract: 7.08 acres
Accessibility: Access is via Kimberlin Heights Rd., a minor arterial street with 19' of pavement width within 50-65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Faculty housing for Johnson University **Density:** 0.99 du/ac
Sector Plan: South County **Sector Plan Designation:** Agricultural
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with agricultural and rural residential uses under A (Agricultural) zoning.

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

Street: 2121 Kimberlin Heights Rd
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: Rezoning request for PR (Planned Residential) at up to 1 du/ac was approved by Knox County Commission on October 28, 2013.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 request for seven detached housing units for faculty housing for Johnson University as shown on the development plan, subject to 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements and obtaining required permits from the Knox County Health Department for the on-site wastewater collection and treatment system.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all requirements and obtaining any required permits from any Federal or State agency.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) Zoning District and the other criteria for approval of a Use on Review.

Comments:

The applicant is proposing to develop seven detached residential units on this 7.08 acre tract at a density of 0.99 du/ac. The proposed residential units will serve as faculty housing for Johnson University. Access to the site is from Kimberlin Heights Rd., a minor arterial street. The proposed driveway location will exceed the minimum sight distance requirements. The applicant has submitted plans for approval of an on-site wastewater collection and treatment system. The rezoning request (9-F-13-RZ) for PR (Planned Residential) at up to 1 du/ac was approved by Knox County Commission on October 28, 2013.

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

1. Public water is available to serve the site. The applicant has applied for approval of an on-site wastewater collection and treatment system.
2. The overall density for the development falls within the rural residential density and is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed faculty housing is consistent with all relevant requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 use will not significantly injure the value of adjacent property. The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is compatible with the character of the neighborhood where it is proposed. The use will not draw additional traffic through residential areas since the development is located off of an arterial street. 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 South County Sector Plan proposes agricultural/rural residential uses for this property, which allows a density of up to 1 du/ac, which is consistent with the applicant's proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Within the Rural Area, PR zoning density is limited to a maximum density 1 du/ac.

Action: Approved

Meeting Date: 11/14/2013

Details of Action:

Summary of Action: APPROVE the request for seven detached housing units for faculty housing for Johnson University as shown on the development plan, subject to 5 conditions:

Date of Approval: 11/14/2013

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: