

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-C-02-UR **Related File Number:**
Application Filed: 10/10/2002 **Date of Revision:**
Applicant: WALT DICKSON CONSTRUCTION, INC.
Owner:

PROPERTY INFORMATION

General Location: East side of Andes Rd., south of Ball Camp Pk.
Other Parcel Info.:
Tax ID Number: 91 124 **Jurisdiction:** County
Size of Tract: 14.74 acre
Accessibility: Access is via Andes Rd., a collector street with a pavement width of 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 single family dwellings and vacant land
Surrounding Land Use:
Proposed Use: Multi-family residential **Density:** 5.1 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Zoning in the area consists of A agriculture and RA and PR residential. Development in the area consists of farming and single family dwellings. The most recent development to occur in this area are two attached single family residential developments.

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

Street: 2004 Andes Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Zoning to PR at 1-5 du/ac was recommended by MPC in October. Rezoning to be considered by Knox County Commission on November 18, 2002

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 74 multi-family dwellings as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
5. 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.
6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Approval of the rezoning of this site by the Knox County Commission to PR (Planned Residential) at 5.02 du/ac or greater.

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

1. The proposed apartment development will have minimal impact on local services. A major improvement to Ball Camp Pk. is scheduled to begin in 2004 which will take part of this site. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding residential uses. Other multi-family housing is in place across Andes Rd. and to the north of this site at Ball Camp Pk.

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

1. The proposed apartments are 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 use is compatible with the character of neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas,
2. This request exceeds the development density approved by MPC by .02 units per acre. The applicant can request the Knox County Commission to make the necessary density adjustment at the time the rezoning of this site is considered by them on November 18, 2002. The plan appears to meet all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes low density

residential uses for this area. The proposed apartments being developed at 5.0 du/ac are consistent with the other development found in the area.

MPC Action: Approved

MPC Meeting Date: 11/14/2002

- Details of MPC action:**
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Summary of MPC action: APPROVE the request for up to 74 multi-family dwellings as shown on the development plan subject to 8 conditions

Date of MPC Approval: 11/14/2002

Date of Denial:

Postponements:

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: