

# 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-H-05-UR                      **Related File Number:** 11-SL-05-C  
**Application Filed:** 10/20/2005              **Date of Revision:**  
**Applicant:** KENT BRELSFORD  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South of Old Millertown Pk., east of Loves Creek Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 60 PT. 8.01                      **Jurisdiction:** County  
**Size of Tract:** 14.8 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached single family residential subdivision                      **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

## 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:**

## 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 use on review request for up 60 attached residential condominiums as shown on the development plan subject to 7 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 of sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (91-1-102)
5. Installation of sidewalks as shown on the development plan
6. Prior to issuance of the first occupancy permit, establish a homeowners association for the purpose of assessing fees for maintenance of the facilities and all commonly held assets.
7. Meeting all applicable requirements of the previously approved and development plan for Clear Springs Plantation (4-SL-05-C & 4-N-05-UR)

With the conditions noted, this plan meets the requirements for approval in PR (Planned Residential) zone and the other criteria for approval of a use on review

**Comments:** A concept plan for a portion of Clear Springs Plantation was approved by MPC in April of this year. At that time, the portion of the site under consideration at this time was labeled for future development. The applicant is now ready to propose 60 attached residential condominiums for that portion of the site. With the current proposal, the total development will contain 248 dwelling units. The overall development density for Clear Springs Plantation will be 2.13 du/ac.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed attached residential development is consistent in use and density with the proposed zoning and subdivision development in the area.

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

1. The proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed development 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 use is compatible with the character of the 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.
3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 2.3 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a

density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:** Approved

**MPC Meeting Date:** 11/10/2005

**Details of MPC action:**

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**Summary of MPC action:** APPROVE the use on review request for up 60 attached residential condominiums as shown on the development plan subject to 7 conditions

**Date of MPC Approval:** 11/10/2005

**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:**