

# 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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Knoxville, Tennessee 37902  
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**File Number:** 11-I-02-UR                      **Related File Number:**  
**Application Filed:** 10/14/2002              **Date of Revision:**  
**Applicant:** E.L. DUNCAN BUILDERS  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Schaad Rd., northeast of Todd Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 79 025, 25.01 & 026 OTHER: 079 GC 001-3                      **Jurisdiction:** County  
**Size of Tract:** 33.86 acres  
**Accessibility:** Access is via Schaad Rd., an arterial street with a pavement width of 18' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Partially developed condominium project and vacant  
**Surrounding Land Use:**  
**Proposed Use:** Revised multi-family residential development                      **Density:** 4.55 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** Zoning in the area of this development consists of PR and RB residential CA and CB commercial and OS-1 open space. Development consists of single family dwellings, small businesses and a golf course.

## 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) & RB (General Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property rezoned to PR (Planned Residential) at 1-5 du/ac in September 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 154 attached residential condominiums (within the PR zoned area of the site) 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. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
3. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord.91-1-102).  
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.  
5. Installing all landscaping 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. Installation of a left turn lane in Schaad Rd. at the entrance as recommended by the Traffic Impact Study for the site. The lane shall be a minimum of 50' in length with an appropriate taper design to be determined by the Knox County Dept. of Engineering and Public Works. The left turn lane must be installed before a building permit is issued for the 95th unit in this project and it will be the financial responsibility of the developer.  
7. Meeting all other applicable requirements of 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.

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 condominium development will have minimal impact on local services. All utilities are in place to serve this site. Recent improvements to the intersections of Schaad Rd. at Oak Ridge Highway and Schaad Rd. at Pleasant Ridge Rd. have resulted in decreased traffic congestion in the area. A left turn lane will be required to be constructed at the entrance to this project.
- 2. The use as proposed will have little or no impact on the surrounding residential uses. This is a minor expansion to a previously approved project (8-J-99-UR). The revised plan will increase the total dwelling count in the project by only two units over what was approved in 1999.

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

- 1. The proposed condominiums 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 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,
- 2. The plan meets 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 condominiums are being developed at 4.55 du/ac which is compatible 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:**

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**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:**