

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

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

File Number: 11-I-06-UR **Related File Number:**
Application Filed: 10/9/2006 **Date of Revision:**
Applicant: DOYLE JOHNSON
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Tambark Dr., northwest of Knox Ln.
Other Parcel Info.:
Tax ID Number: 70 B A 001 **Jurisdiction:** City
Size of Tract: 22.03 acres
Accessibility: Access is via Tambark Dr., a local street with a pavement width of 26' within a 50' right-of-way and Knox Lane which is also a local street with a pavement width of 15' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Attached residential development & vacant land
Surrounding Land Use:
Proposed Use: Attached residential condominium development **Density:** 3.54 du/ac
Sector Plan: East City **Sector Plan Designation:** OS & LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: Property in the area is zoned RP-1 and R-1 residential. Development in the area consists of numerous attached and detached dwellings.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned RP-1 @ 12 du/ac in the mid 1970's

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 78 attached residential condominiums as shown on the development plan subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
5. Provision of AASHTO approved turn around at the end of Road A
6. Provision of 2 off-street parking places per dwelling. Driveways must be wide enough to permit side-by-side parking
7. Widen Knox Ln. to a minimum width of 18' to 20' from Tambark Dr. to Valley View Dr. as may be required by the Knoxville Engineering Dept. Plans for widening this road must be reviewed and approved by the Knoxville Engineering Dept. Road widening must be accomplished within the existing right-of-way of Knox Ln.
8. Participation in the KUB sewer capacity reservation program
9. Prior to issuance of any occupancy permits, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater facilities, the exterior of the dwellings, grounds and any other commonly held assets.
10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits

With conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review

Comments:

The applicant is proposing to develop this 22.03 acre site with 78 attached residential condominiums. The site was rezoned RP-1 (Planned Residential) at up to 12 du/ac in the mid 1970's. The development will have access to Tambark Dr. and Knox Ln. Due to the substandard width of Knox Ln. (15'), MPC staff and the Knoxville Engineering Dept. will require this applicant to widen Knox Ln. from Tambark Dr. to its intersection with Valley View Dr. The actual width of the right-of-way for Knox Ln. is unknown at the present time. Staff will require the road be widened to 18' to 20' wide depending on the availability of right-of-way and as recommended by the Knoxville Engineering Dept.

A development plan for this site was approved many years ago. For unknown reasons, the plan was never carried out completely. At the present time only seven of the proposed units have been built. Due to the steep topography, the developer is proposing to leave the majority of the site undisturbed.

The architectural elevations provided with this plan calls for each unit to have a one or two car garage. Each unit must be provided with two off street parking spaces. In order to provide the second parking space, outside of the units with a one car garage, the setback will have to be a minimum of 20' from the proposed streets. The applicant will also have to provide a convenient location for the residents of this development to pick up their mail. This should be done in a location that will be convenient to the proposed guest parking.

As noted previously in the report, this site was zoned RP-1 (Planned Residential) at up to 12 du/ac in the 1970's. The East City Sector Plan and the Knoxville One Year Plan call for this area to develop with medium density residential uses. A number of properties in the immediate area have been developed with apartments.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the use on review. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knoxville Dept. of Engineering. The detailed grading and drainage plan will be submitted to the City Engineer as part of the design plan process which is the next step in the development review process if this plan is approved.

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

1. The proposed development will require the extension of water and sewer service to the site.
2. The proposed attached residential condominiums at a density of 3.54 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 Spring Hill Elementary, Whittle Springs Middle School and Fulton High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed attached residential development meets the standards for development within a RP-1 District 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 East City Sector Plan and One Year Plan proposes this site for medium density residential use with a maximum residential density of 12 dwellings per acre. The overall development density of the proposed development is 3.54 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 Knoxville Zoning Ordinance. The proposed development meets all the requirements of the RP-1 (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 medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments. Valley View Dr. is classified as a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan designates this property for medium density residential use. The RP-1 zoning approved for the property allows consideration of up to 12.0 du/ac . The proposed development with its distribution of density on the site and overall density of 3.54 du/ac is consistent with the plans and the existing zoning designation.
2. The site is located within the Urban Growth Area Inside the city of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

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Summary of MPC action: APPROVE the request for up to 78 attached residential condominiums as shown on the development plan subject to 10 conditions

Date of MPC Approval: 11/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: