

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-K-08-UR **Related File Number:**
Application Filed: 10/13/2008 **Date of Revision:**
Applicant: FLOURNOY DEVELOPMENT

PROPERTY INFORMATION

General Location: South side of Gleason Dr., west side of Wellsley Park Rd., north side of Deane Hill Dr.
Other Parcel Info.:
Tax ID Number: 120 F B 03604 **Jurisdiction:** City
Size of Tract: 19.8 acres
Accessibility: Access is via Gleason Dr, a local street with a divided median two to four lane section and Wellsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartment Complex **Density:** 16.91 du/ac
Sector Plan: West City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area that has a mix of low and medium density residential development, and office and commercial uses.

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

Street: Gleason Dr
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 rezoned to RP-1 (Planned Residential) with a density of 6-14 du/ac in 1996 for the southern 10.69 acres, and RP-1 (Planned Residential) with a density of 24 du/ac for the northern 8.61 acres in 2000.

PLAN INFORMATION (where applicable)

Current Plan Category:

Amenities proposed for the development include a clubhouse and pool area, car wash and laundry. Sidewalks are being provided to allow connections between the units and the clubhouse and pool area. The plan needs to be amended to include a connection(s) to the external sidewalk/pathway system.

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 available to serve this site.
2. The proposed apartment complex at a density of 16.91 du/ac, is consistent in use and density the existing zoning. Other development in the area has occurred under the RP-1 (Planned Residential) zoning regulations.
3. As identified in the Traffic Impact Analysis, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

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

1. The proposed apartment complex meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The One Year Plan identifies the property for medium density residential use with a maximum density of 24 du/ac. The existing RP-1 zoning allows a density of 6-14 du/ac in the southern 10.69 acres and up to 24 du/ac for the northern 8.61 acres. The distribution of the project density for the apartment development is consistent with the zoning densities and the overall density.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
3. Revising the development plan to provide a connection between the internal sidewalk system and the external sidewalk/pathway system.
4. Revising the development plan to move the trash compactor enclosure out of the 25' peripheral setback.
5. Final design of the median cut on Gleason Dr., including the removal of vegetation to improve sight distance, is subject to approval by the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. The gated entrances are subject to approval by the Knoxville Fire Marshal.
8. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector. The proposed sign at the entrance on Wellsley Park Rd. shall identify the entrance for residents only.
9. Meeting all applicable requirements of the Knoxville City Arborist.
10. Installation of landscaping as shown on the development plan within six months of the issuance of the first occupancy permit for each phase of the project. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
11. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the 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.

Summary of MPC action:

APPROVE the development plan for up to 335 apartment units subject to the following 11 conditions:

Date of MPC Approval: 11/13/2008

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: