CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 12-A-06-UR Related File Number:

Application Filed: 11/6/2006 **Date of Revision:**

Applicant: BENCHMARK ASSOCIATES, INC.

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Southeast side of Deane Hill Dr., northeast of Winchester Dr.

Other Parcel Info.:

Tax ID Number: 120 E D 3.01 & 4 Jurisdiction: City

Size of Tract: 5.93 acres

Accessibility: Access is via Deane Hill Dr., a major collector street with 19' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Condominiums Density:

Sector Plan: West City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area has established residences, zoned R-1 and RP-1, and new residential development to the

north, zoned RP-1.

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: Rezoned RP-1 4/13/2006 (4-T-06-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for up to 28 condominium units, subject to the following 12 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

- 2. Meeting all applicable requirements of the Knoxville Engineering Department.
- 3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
- 4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 0-280-90).
- 6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit.
- 7. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
- 8. Providing 10 quest parking spaces.
- 9. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
- 10. Certification on the final plat by the applicant's surveyor that there is adequate sight distance in both directions along Deane Hill Dr. at the entrance to the shared access drive.
- 11. Combining lots 3.01 and 4 via the subdivision process..
- 12. Place a note on the final plat that all units will have access only to the internal street system.

With the conditions noted above, this request meets all criteria for a use on review in the RP-1 zoning district.

Comments:

The applicant is requesting approval of a 28 unit condominium development. The development will access Deane Hill Dr., and have a private interior roadway. Each unit will have a driveway and a one-car garage. Since the proposed units will have a one-car garage, the applicant will be required to provide 10 additional guest parking spaces. The applicant will be required to certify sight distance in both directions along Deane Hill Dr. during the final plat process.

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

- 1. The proposed condominium development will place minimal additional demand on schools and streets.
- 2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
- 3. The proposed development is consistent with the use and density of recent zoning changes and subdivision development in the area.

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

- 1. The proposed condominium development is consistent with all relevant requirements of the RP-1 zoning, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is 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 a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan identifies this property as low density residential. The RP-1 zoning

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approved for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and

the other development found in the area.

MPC Action: Approved MPC Meeting Date: 12/14/2006

Details of MPC action:

- 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the Knoxville Engineering Department.
- 3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
- 4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 0-280-90).
- 6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit.
- 7. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
- 8. Providing 10 guest parking spaces.
- 9. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
- 10. Certification on the final plat by the applicant's surveyor that there is adequate sight distance in both directions along Deane Hill Dr. at the entrance to the shared access drive.
- 11. Combining lots 3.01 and 4 via the subdivision process..
- 12. Place a note on the final plat that all units will have access only to the internal street system.

With the conditions noted above, this request meets all criteria for a use on review in the RP-1 zoning district.

Summary of MPC action: APPROVE the development plan for up to 28 condominium units, subject to the following 12 conditions:

Date of MPC Approval: 12/14/2006 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:

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