

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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www.knoxmpc.org

File Number: 12-A-06-UR **Related File Number:**
Application Filed: 11/6/2006 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES, INC.
Owner:

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:

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: