

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

File Number: 12-D-09-UR **Related File Number:**
Application Filed: 10/26/2009 **Date of Revision:**
Applicant: KNOX HOUSING PARTNERSHIP, INC.

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

PROPERTY INFORMATION

General Location: Northwest side of W. Beaver Creek Dr., west of Central Avenue Pike.
Other Parcel Info.:
Tax ID Number: 57 50 & 50.01 **Jurisdiction:** County
Size of Tract: 16.8 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with a 20' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Senior Housing **Density:** 3.82 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR, STPA & MDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located west of commercial businesses developed under CA zoning and east of Creeks Edge Industrial Park which is zoned I (Industrial).

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

Street: 135 W Beaver Creek Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PR (Planned Residential) at a density of up to 5 du/ac on January 24, 2005

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 30 unit senior housing development subject to 9 conditions:

- Staff Recomm. (Full):**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along W. Beaver Creek Dr.
 5. Submitting revised drawings for the entrance design to the Knox County Department of Engineering and Public Works for review and approval if the applicant moves forward with the request for a left turn lane on W. Beaver Creek Dr. at the entrance.
 6. Providing additional traffic control measures for the internal vehicular circulation as required by the Knox County Department of Engineering and Public Works.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Obtaining approval and recording a final plat for the combination of the two parcels.
 9. Any transfer of property to Knox County Parks and Recreation must leave at least six acres with the senior housing development so that the maximum density of 5 du/ac is not exceeded.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to develop this 16.8 acre site, which is owned by Knox County, as a 30 unit senior housing development. While the total area of the property is 16.8 acres, only 7.85 acres is zoned PR (Planned Residential) with the balance of the property being zoned F (Floodway). The PR portion of the property was approved on January 24, 2005 for up to 5 du/ac which would allow up to 39 residential units. The applicant has indicated that the portion of the property that is not needed for the development (primarily the floodway) will be donated to Knox County Parks and Recreation. Any transfer of property must leave at least six acres with the senior housing development so that the maximum density of 5 du/ac is not exceeded.

While not required by Knox County, a grant approved for the development includes funding for a left turn lane at the entrance to the site. If the applicant moves forward with the left turn lane, revised drawings for the entrance shall be submitted to the Knox County Department of Engineering and Public Works for review and approval.

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

1. Public water and sewer utilities are available to serve the site.
2. There will be minimal impact on adjoining property since the site is adjacent to businesses, vacant land and floodway.

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

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.

2. The proposed senior housing development with the recommended conditions 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 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 substantial additional traffic through residential areas since the development is located off a major collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan identifies this site for low and medium density residential uses. The proposed development complies with the Sector Plan and the current zoning of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 12/10/2009

Details of Action:

Summary of Action: APPROVE the development plan for a 30 unit senior housing development subject to 9 conditions:

Date of Approval: 12/10/2009 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**