

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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400 Main Street
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www.knoxmpc.org

File Number: 12-E-06-UR **Related File Number:**
Application Filed: 11/6/2006 **Date of Revision:**
Applicant: CASCADE FALLS, LLC
Owner:

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, west of Cascade Falls Ln.
Other Parcel Info.:
Tax ID Number: 91 211 **Jurisdiction:** County
Size of Tract: 7.53 acres
Accessibility: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached Residential Units **Density:** 4.52 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is in an area of both rural and low density residential development that has occurred under I, A, RA and PR zoning.

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

Street: Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Sector plan amendment to MDR (8-B-06-SP) and a rezoning to PR at a density of up to 7 du/ac (8-L-06-RZ) approved by Knox County Commission on September 25, 2006.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 34 attached residential units in the PR zoning district and a reduction of the peripheral setback along the eastern property line to 15' as identified below, subject to the following 8 conditions:

- Staff Recomm. (Full):
1. The reduction of the peripheral setback along the eastern property line to 15' shall apply only to units 4 - 9.
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 5. Installation of landscaping as shown on the approved landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works. Landscaping shall not be placed at the entrance and along Ball Camp Pike at a location that would interfere with the sight triangle and sight distance requirements.
 6. Revising the location of unit #4 so that the driveway for the unit does not interfere with the turnaround for the Road B, subject to approval by Knox County Department of Engineering and Public Works.
 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 8. Establishment of a homeowners association that will be responsible for the maintenance of drainage structures and all other commonly held assets.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a Use-on-Review.

Comments: The applicant is requesting a revision of the development plan approved for this site by the Planning Commission on September 14, 2006. The previous plan was approved for 31 attached residential units. The applicant is now proposing to develop 34 attached residential units on this 7.53 acre tract at a density of 4.52 du/ac.

This proposed development adjoins another proposed residential development (also zoned PR) that is under review by the Planning Commission at this meeting (12-J-06-UR). The applicant has requested a reduction of the peripheral setback from 35' to 15' along the eastern property line that adjoins the other PR property. Staff is recommending the reduction only in the area of proposed units 4 - 9.

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

1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed residential development at a density of 4.52 du/ac, is consistent in use and density with the zoning of the property.
3. Any school age children living in this development are presently zoned to attend Karns Elementary, Middle and High Schools.

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

1. The proposed residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended by the Knox County Commission designates this property for medium density residential use. The approved PR zoning will allow a density of up to 7 du/ac. The proposed condominium development at a density of 4.52 du/ac is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for up to 34 attached residential units in the PR zoning district and a reduction of the peripheral setback along the eastern property line to 15' as identified below, subject to the following 8 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:

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: