

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-J-06-UR

Related File Number:

Application Filed: 11/7/2006

Date of Revision:

Applicant: SITE, INC.

Owner:

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike at the north end of Cascade Fall Ln.

Other Parcel Info.:

Tax ID Number: 91 210

Jurisdiction: County

Size of Tract: 11.05 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: Residence

Surrounding Land Use:

Proposed Use: Attached residential units

Density: 6.43 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: 8035 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: The Knox County Commission approved a sector plan amendment to MDR and a rezoning request to PR at a density of up to 7 du/ac on April 17, 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 2 detached residential units on individual lots and 69 attached residential units in the PR zoning district subject to the following 7 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.
 5. Installation of landscaping as shown on the revised 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.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. 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: A use-on-review approval was granted by the Planning Commission for this site on May 11, 2006 (4-E-06-UR) for 64 attached residential units and one detached residential unit. The application that is now before the Planning Commission is by a different applicant (a signed contract between the new applicant and the property owner is on file) who is requesting approval of a development plan for 2 detached residential units on individual lots and 69 attached residential units on this 11.05 acre tract at a density of 6.43 du/ac. The existing residence on the site will be retained on a separate lot with an additional lot being created for the one-story brick accessory building that will be converted to a residence. If approved, this development plan will replace the previous approval.

The access drive for the attached residential development will be located directly across from the entrance to Cascade Falls Subdivision. The access drive also crosses a blueline stream to serve six units at the northwest corner of the property. The applicant must obtain approval from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.

The Planning Commission had considered a sector plan amendment (3-C-06-SP) from LDR (Low Density Residential) to MDR (Medium Density Residential) and a rezoning request (3-J-06-RZ) from I (Industrial) to PR (Planned Residential) at the March 9, 2006 meeting. The Planning Commission recommended denial of the sector plan amendment to MDR and had recommended approval of the PR zoning but only at a density of up to 5 du/ac. The Knox County Commission considered the requests on April 17, 2006 and approved the sector plan amendment request to MDR and the rezoning request to PR at a density of up to 7 du/ac.

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 6.43 du/ac, is consistent in use and density with the approved rezoning 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 collector and arterial streets.

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 PR zoning approved by the Knox County Commission will allow a density up to 7 du/ac. The proposed condominium development at a density of 6.43 du/ac is consistent with the Sector Plan and zoning designation.
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:**
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).
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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.

Summary of MPC action: APPROVE the development plan for 2 detached residential units on individual lots and 69 attached residential units in the PR zoning district subject to the following 7 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: