

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

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

File Number: 12-J-17-UR
Application Filed: 11/6/2017
Applicant: CAMERON BOLIN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side Candora Rd, southeast of Army St.
Other Parcel Info.:
Tax ID Number: 108 M A 025 **Jurisdiction:** City
Size of Tract: 0.64 acres
Accessibility: Access is via Candora Rd., a local street with 20' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Houses, vacant land
Surrounding Land Use:
Proposed Use: Community building and maintenance facility with caretaker apartment. **Density:**
Sector Plan: South City **Sector Plan Designation:** MU-SD (Mixed Use Special District) SC-3 & LDR (
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with low to medium density residential uses under RP-1, RA and PR zoning.

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

Street: 4100 Candora Rd
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: The property zoned RP-1 in 2004 and 2015.

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the request for a 3,900 sqft community building and 1,200 sqft maintenance facility with caretaker dwelling, as shown on the development plan, subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the sign regulations, Article 8 of the Knoxville Zoning Ordinance.
3. Meeting all requirements of the Off-street Parking, Access, Driveway, & Landscaping Requirements (Article 5, Section 7), including but not limited to the location of bicycle parking in subsection I (Bicycle Parking Provisions).
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a Use on Review.

Comments:

This proposal is for a community building and maintenance facility with caretaker apartment in the Log Haven community, which includes 9 historic log cabins on a property of approximately 100 acres. The community facility (aka "gateway building") will be located near the entrance of the community and serve as an operations center for the community. The building will be approximately 3,900 sqft and include the director's office, kitchen, dining room for residents, and a shared studio space. The maintenance facility is approximately 1,200 sqft and includes a garage/workspace and apartment for the on-site caretaker. The gateway building includes a small employee parking area which will also provide parking for a trailhead along Cherokee Cove and eventually to High Ground Park and Fort Higley.

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

1. The proposed development will have minimal impact on local services since utilities are in place to serve this development.
2. The proposal will have little impact on surrounding properties since the community facility will only serve the residents of Log Haven.
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed community building and maintenance facility/caretaker apartment meets all of the requirements of the RP-1 (Planned Residential) district of the Knoxville Zoning Ordinance.
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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The scale of the development 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan and Knoxville One Year Plan identify the property as a Mixed Use Special District (MU-SC3) and recommends low impact uses that preserves the tree canopy. The proposal is consistent with these plan recommendations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 12/14/2017

Details of Action:

Summary of Action: APPROVE the request for a 3,900 sqft community building and 1,200 sqft maintenance facility with caretaker dwelling, as shown on the development plan, subject to 4 conditions.

Date of Approval: 12/14/2017

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: