

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SE-05-C **Related File Number:** 11-I-05-UR
Application Filed: 11/10/2005 **Date of Revision:**
Applicant: NEIL MORLEY
Owner: NEIL MORLEY

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
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: East end of Lake Springs Rd., north side of I-40
Other Parcel Info.:
Tax ID Number: 73 036 **Jurisdiction:** County
Size of Tract: 8 acres
Accessibility: Access is via Lake Springs Rd., a local street with 21' of pavement width within I-40 right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use: North: Residences / A (Agricultural)
South: I-40 right of way / OS-1 (Open Space)
East: Residences / A (Agricultural)
West: Residence and Lake Springs Rd. / A (Agricultural)
Proposed Use: 64-unit apartment complex **Density:** 8 du/ac
Sector Plan: East County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lake Springs Road Extension
Surveyor: Hodge Engineering
No. of Lots Proposed: 1 **No. of Lots Approved:** 0
Variances Requested: 1. Vertical curve variance from 101.5' to 81.2' at sta 1+02 of Lake Springs Rd.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): DENY variance 1 because no hardship exists to justify approval

APPROVE the concept plan subject to 12 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Provision of a 75' transition radius at the cul de sac
6. Correct the vertical curve at sta 1+02 of Lake Springs Rd. per the requirements of the Knox County Dept. of Engineering and Public Works
7. Correct the pavement cross-section to meet the current standards of Knox County
8. Elimination of the proposed median in the cul de sac bulb
9. Provision of the 30' required stream buffer along all streams that are determined to be "waters of the State"
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
11. Meeting all requirements of the approved Use-on-Review development plan.
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to construct a 64-unit apartment complex on this site, comprised of 6 one-bedroom units, 48 two-bedroom units and 10 three-bedroom units. The plan also includes a swimming pool area, clubhouse building and 130 parking spaces. The plan includes a privacy fence to be installed along the north and east property lines, adjacent to single-family development. A landscape plan has been included, which shows proposed plantings throughout the site and a continuous evergreen screen along the north and east property lines.

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

1. The proposed apartment development will have minimal impact on local services since all utilities can be provided to this site.
2. The proposed apartment development is consistent in use and density with the recent zoning of the site, the commercial development in the area and the proximity of the site to Interstate 40
3. Access to this project will be limited to Lake Springs Rd.

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

1. The proposed apartment development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 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 additional traffic through residential areas.

3. The recommended density of this site is 1-8 dwellings per acre. The proposed 8 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies this property as medium density residential with a maximum density of 12 du/ac. The PR zoning approved for this site allows a density up to 1-8 du/ac. which is consistent with the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 12/8/2005

Details of MPC action:

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Summary of MPC action: DENY variance 1 because no hardship exists to justify approval
APPROVE the concept plan subject to 12 conditions

Date of MPC Approval: 12/8/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: