

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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File Number: 2-D-08-UR

Related File Number:

Application Filed: 1/3/2008

Date of Revision:

Applicant: WANIS RGHEBI

PROPERTY INFORMATION

General Location: Northeast side of Heiskell Rd., northwest of E. Copeland Dr.

Other Parcel Info.:

Tax ID Number: 46 069 & 069.01

Jurisdiction: County

Size of Tract: 7 acres

Accessibility: Access is via Heiskell Rd., a minor arterial street with 18' to 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residences

Surrounding Land Use:

Proposed Use: Residential condominiums

Density: 4.28 du/ac

Sector Plan: North County

Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

Neighborhood Context: This area has developed with low density residential uses under the A and RA zoning districts.

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

Street: 8502 Heiskell Rd

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: This property was rezoned to PR in February of 2007 (2-K-07-RZ/2-B-07-SP).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 4.28 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 2/14/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Installing of proposed landscaping within six months of the issuance of occupancy permits for each unit, or posting a bond with Knox County Engineering guaranteeing such installation.
6. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
7. As part of the grading plan, certification by the applicant's surveyor that there is the required 400' of sight distance in both directions along Heiskell Rd. at the development's entrance. The bank along Heiskell Rd. may need to be graded in order to achieve adequate sight distance and field verified by Knox County Engineering and Public Works prior to the issuance of a building permit.
8. Place a note on the development plan that all units will have access only to the internal street system.
9. No structure shall be placed within 50' of the last closed contour of the on-site sinkhole.
10. Recording a plat that combines parcels 69 and 69.01.

With the conditions noted above, this request meets all criteria for approval of a use on review in the PR zoning district.

Summary of MPC action: APPROVE the development plan for up to 30 residential condominium units in the PR (Planned Residential) zoning district, subject to the following 10 conditions:

Date of MPC Approval: 2/14/2008

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: