

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-G-09-UR **Related File Number:**
Application Filed: 1/5/2009 **Date of Revision:**
Applicant: KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

PROPERTY INFORMATION

General Location: Northwest side of Knoxville College Dr., southwest side of Reynolds St.
Other Parcel Info.:
Tax ID Number: 94 G D 12, 13 & 14 **Jurisdiction:** City
Size of Tract: 20000 square feet
Accessibility: Access is via Knoxville College Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Amendment to the Mechanicsville Commons Master Plan for three detached residences **Density:** 8.75 du/ac
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along the western boundary of the Mechanicsville Commons TND development just south of Knoxville College.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: TND-1 (Traditional Neighborhood Development)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Area rezoned to TND-1 in early 1999 with Concept Plan/Use-on-Review approval in March, 1999 and revised in November, 1999. The last revision was on March 8, 2006 (see Comments section).

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan and housing design for three detached houses on individual lots subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Submission of a revised development plan addressing revisions for the driveway access and parking, residential unit designations, landscaping and final lot configuration as discussed between the applicant and staff, subject to final approval by staff.
4. Installing all landscaping shown on the revised development plan within six months of the issuance of an occupancy permit for this project.
5. Installing all sidewalks as shown on the revised development plan pursuant to the requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Approval of a Final Plat for the resubdivision of the property.

With the conditions noted, this plan meets the requirements for approval in the TND-1 district and the other criteria for approval of a use-on-review.

Comments: PLAN REVISIONS: Changes have been made to the development plan for this project after distribution of the agenda packet for the Planning Commission's February 12, 2009 meeting. The number of proposed residential units has been reduced from four to three due to grading issues. Access for parking for each lot has been changed from the dead-end alley to driveway access directly from Knoxville College Dr. (See attached development plan). Staff is still working with the applicant on the final details of this revision, so a condition of the approval would be that the applicant submit a revised development plan for Staff approval. By eliminating the access from the alley, the concept plan (required for alley improvements) submitted for the Planning Commission's March 12, 2009 meeting is no longer required.

On March 8, 2006, the Planning Commission approved a revision to the Mechanicsville Commons Design Guidelines, specifically the Land Use, Parks and Open Space, and Building Types Plans. The site that is now before the Planning Commission was designated in the revised guidelines for low density residential use subject to a use-on-review approval of the development plan and housing design by the Planning Commission. Staff has worked closely with the applicant to ensure that the site and housing design will complement the other houses in Mechanicsville Commons.

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

1. The proposed detached residential units will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible with the other uses found in the area.
3. Vehicular access to this project will be via an alley off of Reynolds St. subject to approval by the Knoxville Department of Engineering.

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

1. The proposed detached residential units meet the standards for development within the TND-1 (Traditional Neighborhood Development) district and all other requirements of the Zoning Ordinances.

2. The proposed use is consistent with the general standards for uses permitted on review: It 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan and the Central City Sector Plan propose low density residential uses for this area. The proposed detached residential units conform to the adopted plans.

MPC Action:

Approved

MPC Meeting Date: 2/12/2009

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

2/12/2009

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: