

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-I-02-UR **Related File Number:**
Application Filed: 1/14/2002 **Date of Revision:**
Applicant: SUMMITT PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: West side of Wallace Rd., just south of Galewood Rd. and on the north side of Branton Blvd.
Other Parcel Info.:
Tax ID Number: 133 083 **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via Wallace Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 228 unit apartment complex **Density:** 13.41 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in an area of predominantly single-family residential development.

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

Street: 1313 Wallace 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: None noted

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.): Postpone the request until the May 9, 2002 meeting as requested by the applicant.

Staff Recomm. (Full): The applicant has met with residents in the area to discuss development options for the property. Staff has not received a complete application for the apartment complex to be considered by the Planning Commission.

Comments: The applicant is proposing to develop this 17 acre site as an apartment complex with 228 units at a density of 13.4 du/ac. The property which is zoned PR (Planned Residential) allows a density of up to 15 du/ac. Similarly zoned property to the east was developed as an assisted care facility, with the property to the south being developed as single-family residential.

Staff had previously recommended postponement of this request since major components of the Use-on-Review application had not been submitted. We are still waiting on the Traffic Impact Study for the proposed 228 unit multi-family development and a drainage study per FEMA standards.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 2/14/02-3/14/02

Date of Withdrawal: 4/11/2002 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: