

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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www.knoxmpc.org

File Number: 2-I-04-UR **Related File Number:**
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: EDWARD E. JOHNSON, JR.
Owner:

PROPERTY INFORMATION

General Location: Southwest side Bruhin Rd., southwest of Watercress Dr.
Other Parcel Info.:
Tax ID Number: 69 H E 010 **Jurisdiction:** City
Size of Tract: 3 acres
Accessibility: Access is via Bruhin Rd., a minor arterial street with 40' of right of way and 20' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: 24 detached single family dwellings **Density:** 8 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with low and medium density residential uses under R-1 and R-2 zoning.

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

Street: 4607 Bruhin Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: MPC approved a plan amendment to MDR and RP-1 zoning at a density of 1 to 9 du/ac on Jan. 8, 2004 (1-L-04-PA/1-Q-04-RZ).

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for 24 detached single family dwellings in the RP-1 zoning district, subject to 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the project.
4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
5. Meeting all requirements of the City of Knoxville Arborist.
6. Obtaining final City Council approval of the pending one year plan amendment to LDR and rezoning to RP-1 at 1 to 9 du/ac (1-L-04-PA/1-Q-04-RZ).
7. Submitting a revised plan to MPC staff showing a revised turnaround at the east end of Hazelbrook Way, subject to approval by the City of Knoxville Fire Marshal and Department of Engineering. The turnaround, as proposed does not meet fire code requirements.

With the conditions noted above, this request meets all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is seeking approval to construct 24 detached single family units on this 3 acre parcel, for a density of 8 du/ac. Subdivision of the property is not being proposed. As proposed, all the land in the development would be owned by some sort of community association. If subdivision of the property is proposed in the future, it will have to meet all applicable requirements of the RP-1 zone and the subdivision regulations.

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

1. Public water and sewer utilities are in place to serve this development.
2. This proposal will add about 240 trips per day to Bruhin Rd. and about 6-10 school aged children to the school system.
3. The proposed development is compatible with the scale and intensity of surrounding residential development, which includes single family dwellings and apartments under R-1 and R-2 zoning.

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

1. The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
2. The plans show a total of 24 units proposed on 3 acres, which is a density of 8 du/ac, consistent with the RP-1 density of 1 to 9 du/ac pending approval.
3. The proposed use 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.
4. The center line of the access drive to the development (Almond Way) is located 71.5 feet north of the center line of Watercress Dr. Typically, 125 feet is the minimum distance required for intersection spacing and a variance would be required. But, in this case, this is the only location where adequate sight distance for access to the site to Bruhin Rd. could be certified.
5. The plans indicate that the Bruhin Rd. required right of way dedication of 88 feet (44 feet from center

line) is not being provided. Since the lot is not being subdivided, this is not required. However, since no buildings are located within the 44 feet from center line, the required land along the front of this development could be dedicated at a later time if road improvements require it.

6. A condition has been included to address the inadequate turnaround at the east end of Hazelbrook Way. The turnaround, as shown does not meet the following fire code requirement: An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150 feet in length.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City Sector Plan proposes low density residential uses for this site.
2. MPC approved an amendment of the Knoxville One Year Plan to medium density residential on Jan. 8, 2004, consistent with this proposal. Final approval by City Council is still pending.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the project.
4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
5. Meeting all requirements of the City of Knoxville Arborist.
6. Obtaining final City Council approval of the pending one year plan amendment to LDR and rezoning to RP-1 at 1 to 9 du/ac (1-L-04-PA/1-Q-04-RZ).
7. Submitting a revised plan to MPC staff showing a revised turnaround at the east end of Hazelbrook Way, subject to approval by the City of Knoxville Fire Marshal and Department of Engineering. The turnaround, as proposed does not meet fire code requirements.

Summary of MPC action:

APPROVE the development plan for 24 detached single family dwellings in the RP-1 zoning district, subject to 7 conditions:

Date of MPC Approval:

2/12/2004

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: