

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-06-UR **Related File Number:**
Application Filed: 1/9/2006 **Date of Revision:**
Applicant: MERIDAN HOUSING
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Pleasant Ridge Rd., east of Walnoaks Rd.
Other Parcel Info.:
Tax ID Number: 80 H A 1.01 **Jurisdiction:** City
Size of Tract: 9.9 acres
Accessibility: Access is via Pleasant Ridge Rd., a minor arterial street with a pavement width of 24' within a 75' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments
Surrounding Land Use:
Proposed Use: Multi-family housing **Density:** 13.91 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** MDR (Medium Density Residential) & STPLA (Streets)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Zoning in the area consists of RP-1 and R-a residential, C-3 commercial and F-1 floodway. Development in the area consists of attached and detached single family dwellings, a community shopping center and Pleasant Ridge Elementary School.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) & F-1 (Floodway)
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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to add up to 32 additional apartment units as shown on the development plan 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 Dept. of Engineering
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the Knoxville city Arborist
5. Provision of a Class B landscape buffer along the northern and eastern property lines where the site adjoins detached single family dwellings
6. Installation of landscaping as shown and as required within six months of the issuance of occupancy permits for this project
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits.

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

Comments: This is a request to add additional apartment units at Creek Ridge Apartment development. At present there are 95 apartments in the development. The proposal will add 32 units which will bring the total number of apartments to 127. The new development will add two buildings that will be two stories each. The R-1A zoning of the site will permit multi-family housing if the site has access to an arterial or collector street. Access to this site is via Pleasant Ridge Road which is classified as a minor arterial street. The proposed density of 13.19 du/ac is permitted by the R-1A zoning regulations and the Knoxville One Year Plan which proposes medium density residential (12-24 du/ac) uses for this site. In order to lessen the impact of this expanded development on the surrounding single family subdivision, staff will require a landscape buffer be put in place to separate and obscure this project.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the R-1A zoning district as well as the general criteria for approval of a use on review.
2. The proposed apartment development is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan and Knoxville One year Plan propose medium density residential development uses for the site. The proposed use and development density are consistent with the sector plan and One Year Plan designation.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

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Summary of MPC action: APPROVE the request to add up to 32 additional apartment units as shown on the development plan subject to 7 conditions

Date of MPC Approval: 2/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: