

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 plan for up to 48 attached and 2 detached single family dwellings on individual lots, with the total dwellings for the development being increased to 216, subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all requirements of the approved concept plan (12-SD-03C)
2. Meeting all conditions of the approved use on review development plan (2-B-94-UR) and subsequent revisions (1-C-00-UR, 12-G-03-UR)
3. The lots designated for detached single family dwellings being revised to meet the lot and setback requirements of the RP-1 District.
4. The minimum front setback for the attached single family dwellings being established at 15'.
5. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.

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

Comments:

Moss Creek Villas (FKA - Pleasant Hill Condominiums) was originally approved on July 14, 1994 as a Concept Plan/Use-on-Review (2-SA-94-C/2-B-94-UR). The development plan was approved for a maximum of 208 dwellings on 66 acres at a density of 3.15 du/ac. To date, 166 lots have been approved with 42 lots remaining under the original use-on-review. For this final phase of the development, the applicant is requesting approval of 48 attached and 2 detached single-family lots that would bring the total dwelling units to 216, an 8 unit increase over the original approval. At a proposed density of 3.28 du/ac, the development is well within the maximum zoning density of 5.9 du/ac.

The current plan up for consideration proposes a reduction in the minimum front setback that may be permitted for the 48 attached single family dwellings proposed in this phase of the development. The previously approved use on review required the minimum front setback be 20'. This plan proposes a 15' front setback. The topography of this portion of the site is much steeper than the remainder of the development. The reduced setback will aid the applicant by reducing the amount of grading that will have to be done and it will also permit saving some of the existing vegetation on the site.

A traffic signal has been installed at the entrance to the development on Pleasant Ridge Rd., and the City has proposed improvements to Pleasant Ridge Rd. that will include the widening of the existing two-lane roadway to a three-lane section with curb and gutter. The applicant has provided a bond to the City for the construction of left turn lane at the development entrance and the City will construct the turn lane either as a part of or independent of the proposed road improvements to Pleasant Ridge Rd.

To protect the natural drainage area that crosses this portion of the site, Staff is recommending a condition that the natural vegetation be retained within the common area along the blue-line stream, where site grading is not required for the street and building sites. The no clearing area shall be shown on the design and grading plans that are submitted to the Knoxville Department of Engineering.

On March 9, 2000, the Planning Commission approved a revision to one of the Use-on-Review conditions dealing with walking paths and recreation and open space areas. The new recreation plan for the development approved by the Planning Commission identified a central recreation area located northwest of Boones Creek Ln. that included an open area and picnic facilities with access provided via 3 walking trails that tie into existing and proposed streets. The applicant has just recently installed those improvements.

The RP-1 (Planned Residential) zoning district regulations state that detached single family dwellings must be on lots that contain a minimum of 6,000 square feet, be at least 60' wide and have a minimum

front setback of 25'. The two lots shown for detached single family dwellings on this plan (lots 183 & 198) do not meet those requirements.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed attached and detached single-family subdivision is consistent in use and density with the previous units of the subdivision. Where the attached units (duplexes) back-up to detached units in adjoining subdivisions, additional landscaping is required in the peripheral setback.

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

1. The proposed attached and single-family lots meet the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance. The proposed lots within the subdivision designated for detached units will have to be revised to meet the minimum requirements of the RP-1 district
2. The proposed subdivision 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.
3. The proposed subdivision density of 2.30 du/ac for Unit 9 and overall density of 3.28 du/ac is consistent with the zoning density of 1 - 5.9 du/ac permitted by the RP-1 zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan identifies the property as low density residential with a maximum density of 6 du/ac. At a maximum proposed density of 3.28 du/ac, the subdivision is consistent with the Sector Plan.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

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Summary of MPC action:

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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: