CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-K-03-UR Related File Number:

Application Filed: 1/13/2003 Date of Revision:

Applicant: LONDONTOWN APARTMENTS

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side of Lonas Dr., west of N. Weisgarber Rd.

Other Parcel Info.:

Tax ID Number: 106 M C 2.02 AND PART OF 2.01 Jurisdiction: City

Size of Tract: 7.4 acres

Accessibility: Access is via Lonas Dr., a local street with a 25' pavement width within a 50' right-of-way, and

Nightingale Ln., a local street with a 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: 69 Apartments Density: 9.32 du/ac

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located in an area on the north side of the I-40/I-75 corridor that is predominantly multi-family

use with some office development to the east along N. Weisgarber Rd.

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

Street: Lonas Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) & R-2 (General 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:

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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.): APPROVE the development plan for up to 69 multi-family residential units subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
- 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 5. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
- 6. Meeting all applicable requirements of the Knoxville City Arborist.
- 7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing a 69 unit addition to the existing Londontown Apartments that is located on the south side of Lonas Dr., west of N. Weisgarber Rd. The proposed density for this addition is 9.32 du/ac. The development will have three connections to the existing access drives within the Londontown Apartment development. There will be no new access points onto the local streets. The access drives for Londontown Apartments consist of one onto Lonas Dr., and one onto Nightingale Ln. The area outside of the grading limits for the apartments in the southeast corner of the site will be left in its natural state. This area is designated as a Slope Protection Area on the Northwest City Sector Plan. An off-site drainage easement may be required by the Knoxville Department of Engineering for the detention basin out-fall.

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

- 1. The proposed residential development will have minimal impact on local services since facilities (water, sewer and street access) are already in place to serve this site.
- 2. The use as proposed will have little or no impact on the surrounding residential uses since the area is predominantly multi-family development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed apartment project is consistent with the general standards for uses permitted on review.
- 2. The proposal meets the density permitted for this site under the O-1 and R-2 Zoning Districts.
- 3. The plan as presented meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. At a proposed density of 9.32 du/ac, the development conforms with the Northwest City Sector Plan which designates this area as Medium Density Residential at a density of 6-12 du/ac. There is also a Slope Protection Area on the site that is to be left undisturbed. The Knoxville One Year Plan identifies the site as Office which allows consideration of medium density residential uses.

MPC Action: Approved MPC Meeting Date: 2/13/2003

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Details of MPC action: Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

- 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
- 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
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- 6. Meeting all applicable requirements of the Knoxville City Arborist.
- 7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 69 multi-family residential units subject to 7 conditions

Date of MPC Approval: 2/13/2003 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:

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