

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 2-M-07-UR                      **Related File Number:**  
**Application Filed:** 1/2/2007              **Date of Revision:**  
**Applicant:** DOYLE JOHNSON  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side of Jackson Rd., north of Lucile Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 M B 12, 12.02 & 12.03                      **Jurisdiction:** City  
**Size of Tract:** 11.05 acres  
**Accessibility:** Access is via Jackson Rd., a minor collector street with 18' of pavement width within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential development                      **Density:** 7.06 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Properties north and south of this site have been developed with residential uses under RP-1 and R-1 zoning. To the east and west are warehouses and other industrial businesses developed under I-2 and I-3 zoning.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was rezoned RP-1 @ 1-4 du/ac in 2004 (6-P-04-RZ) and later rezoned RP-1 @ 8 du/ac in 2006 (12-I-06-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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for up to 78 attached residential units in the RP-1 zoning district, subject to the following 12 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. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system (Ord. 91-1-102).
5. Installing proposed landscaping within six months of the issuance of occupancy permits for each unit.
6. Meeting all applicable requirements of the Knoxville Fire Marshall's Office regarding the turnarounds.
7. Obtaining an off-site drainage easement(s) if so required by the Knoxville Department of Engineering.
8. Approval of a subdivision plat combining the existing parcels into one development tract and meeting all other applicable subdivision regulations.
9. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
10. Prior to obtaining a site development permit, certification by the applicant's surveyor that there is the required 300' of sight distance in both directions along Jackson Rd. at the development's entrance.
11. Place a note on the development plan that all units will have access only to the internal street system.
12. A revised development plan reflecting the conditions of approval must be submitted to MPC prior to building permit issuance.

With the conditions noted above, this request meets all criteria for a use on review in the RP-1 zoning district.

Comments: The applicant is requesting approval of a 78 unit condominium development. A concept plan for the subject property was approved by MPC in July of 2004 (7-SG-04-C/7-J-04-UR). The previous request was for 36 detached residential units. In December of 2006 (12-I-06-RZ), the applicant requested to increase the density from 4 du/ac to 8 du/ac. MPC and City Council approved this request.

The development will access Jackson Road, via a private interior roadway. According to the Knoxville Zoning Ordinance, 1 guest parking space per 3 units will have to be provided if the proposed interior driveway is less than 26' wide. The applicant has provided 30 guest parking spaces.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal is more dense compared to the scale and intensity of adjacent development and zoning patterns, however, the impact on adjacent properties will be minimal due to the fact that this development will help to provide a transition between the residential and industrial uses surrounding this site.

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

1. The proposed condominium development is consistent with all relevant requirements of the RP-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed development 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 RP-1 zoning for the property would allow a density up to 8 du/ac. At a proposed density of 7.06 du/ac, the development is consistent with the allowed zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes medium density residential uses for the site, which is consistent with the proposed density of 7.06 du/ac.

2. The City of Knoxville One Year Plan proposes mixed uses and low and medium density residential uses.

**MPC Action:** Approved

**MPC Meeting Date:** 2/8/2007

**Details of MPC action:**

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**Summary of MPC action:** APPROVE the development plan for up to 78 attached residential units in the RP-1 zoning district, subject to the following 12 conditions:

**Date of MPC Approval:** 2/8/2007

**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:**