

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 2-N-04-UR                      **Related File Number:**  
**Application Filed:** 1/12/2004              **Date of Revision:**  
**Applicant:** SUNVIEW ESTATES, L.P.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West side Brakebill Rd., south of Asheville Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 72 D C 3.01                      **Jurisdiction:** City  
**Size of Tract:** 5.5 acres  
**Accessibility:** Access is via proposed Suncrest Dr., a local street that will have a pavement width of 26' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Multi-family development                      **Density:** 5.82 du/ac  
**Sector Plan:** East County                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Zoning found in the area is C-6 commercial, RP-1 residential and A agricultural. Development consists of the Food City Shopping Center and scattered single family dwellings. MPC approved a 98 unit apartment project for an adjoining parcel in 2002.

## 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 zoned RP-1 at 1-12 du/ac. After annexation in 2003

## 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 for up to 32 multi-family dwellings 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 City Engineer.
3. Dedication of Suncrest Dr. as a public right-of-way prior to the issuance of any building permits for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
6. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord.O-280-90).
7. Installation of landscaping shown on the development plan within 6 months of the issuance of occupancy permits for this project.

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: The applicant is proposing a 32 unit apartment development to be located on the west side of Brakebill Rd. Brakebill Rd. is classified as an arterial street. The property was annexed by the City of Knoxville in 2003. Shortly after annexation, the site was zoned RP-1 at 1-12 dwellings per acre. The development density of the proposed plan is 5.82 du/ac. The development will be approximately 1200' south of Asheville Hwy. A shopping center is located at the intersection of Asheville Hwy. and Brakebill Rd.

Separate from this request is a concept subdivision plan that will lead to the dedication of a public street that will provide access to this project. The proposed street is being built on an adjoining property and will provide access to other parcels in the area. It will be necessary for the proposed street to be dedicated before any building permits are issued for this site. Without the dedication of the street this project would not have the required legal access.

**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 apartment development will serve as a transitional use between the commercial development to the north and the single family dwellings to the south.

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

1. The proposed apartment development meets the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance.
2. The proposed apartments are 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 5.82 du/ac is consistent with the zoning density of 1 - 12 du/ac permitted by the RP-1 zoning.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan identifies the property as medium density residential with a maximum density of 12 du/ac. At a maximum proposed density of 5.82 du/ac, the development 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:**

APPROVE the request for up to 32 multi-family dwellings as shown on the development plan 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:**