

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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www.knoxmpc.org

File Number: 2-N-07-UR **Related File Number:**
Application Filed: 1/2/2007 **Date of Revision:**
Applicant: HOLROB-HOWARD NORTSHORE PARTNERSHIP
Owner:

PROPERTY INFORMATION

General Location: South side of S. Northshore Dr., south of Wilshire Rd.
Other Parcel Info.:
Tax ID Number: 134 A E 4, 4.01. 6, 8, 10, 11, 13 **Jurisdiction:** City
Size of Tract: 6.12 acres
Accessibility: Each parcel fronts on S. Northshore Dr., a major arterial street with 23' of pavement with within 55-80' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwellings
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 3.11 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential) & SLPA (Slope Pro
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of low to medium density residential development under R-1, R-A, RB and RP-1 zoning.

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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned to R-1A in December of 2006 (12-G-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 24 multi-dwelling residential units in the R-1A zoning district, subject to the following 15 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
5. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing system of Knoxville and Knox County.
7. Meeting all applicable requirements of the City of Knoxville Aborist.
8. Installing proposed landscaping within six months of the issuance of occupancy permits for each unit.
9. Obtaining a street connection permit by the Tenn. Dept. of Transportation.
10. Meeting all applicable requirements of the Knoxville Fire Marshall's Office regarding the proposed turnarounds.
11. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
12. Certification on the development plan by the applicant's surveyor that there is the required 400' of sight distance in both directions along S. Northshore Dr. at the development's entrance.
13. Place a note on the development plan that all units will have access only to the internal street system.
14. Approval of a subdivision plat combining the existing parcels into one development tract.
15. 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 R-1A zoning district.

Comments:

The applicant is requesting approval of a 74 unit multi residential development. Of the 74 total units, only 24 are located in the City of Knoxville. The remaining 50 units are located in Knox County. The property which fronts along S. Northshore Dr. is zoning R-1A, (Low Density Residential in the City). Multi-dwellings are a use permitted on review in the R-1A zoning district. The remaining property is zoned RB, (General Residential in the County). Multi-dwellings are a use that is permitted in the RB zoning district, therefore not requiring MPC review. Since this development is in both jurisdictions, the applicant will be required to meet all applicable requirements of the Knoxville and Knox County Departments of Engineering.

The development will access S. Northshore Dr. The development will be gated and have a private interior roadway. A traffic impact study was required due to the fact that a deceleration lane was proposed on S. Northshore Dr. The Knoxville and Knox County Engineering Department's have both received copies of that study and are satisfied with the results. The applicant will be required to submit a landscape plan for the 24 units located in the City that meets all applicable requirements of the City of Knoxville Aborist.

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 compatible with the scale and intensity of adjacent developments and zoning patterns to the east and west of the site, which have been developed with apartments and

condominiums.

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

1. The proposed multi-dwelling development is consistent with all relevant requirements of the R-1A 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. Since this will be a gated development, the use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site.

MPC Action:

Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

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Summary of MPC action:

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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: