

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: 3-A-16-UR **Related File Number:** 3-SB-16-C
Application Filed: 1/25/2016 **Date of Revision:**
Applicant: GBS ENGINEERING - MARK BIALIK

PROPERTY INFORMATION

General Location: North and south side of Everett Rd., east and west side of Yarnell Rd.
Other Parcel Info.:
Tax ID Number: 141 050 **Jurisdiction:** County
Size of Tract: 94 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision, 224 Apartments and 100 bed Assisted Living Facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR, STPA & HP
Growth Policy Plan: Planned Growth Area and Rural Area
Neighborhood Context:

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

Street: 0 Everett Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 163 detached dwelling units on individual lots, and the designation of future development sites for an assisted living facility and a multi-dwelling complex for up to 224 residential units, subject to 2 conditions.

Staff Recomm. (Full):

1. The future assisted living facility and the multi-dwelling complex for up to 224 residential units are subject to use on review approval. Based on the timing for these requests, an updated traffic study may be required.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Comments:

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the development that has occurred in this area.
3. The proposed detached residential subdivision and future assisted living facility and multi-dwelling complex, at a density of 4.4 du/ac, is consistent in use and density with the rezoning approved for the property.
4. The Traffic Impact Study prepared by CDM Smith as revised on April 6, 2016 found that road capacity and levels of service would be acceptable with the projected traffic conditions from the proposed development.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed residential development at a density of 4.4 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area and Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 4/14/2016

Details of Action:

1. The future assisted living facility and the multi-dwelling complex for up to 224 residential units are subject to use on review approval. Based on the timing for these requests, an updated traffic study may be required.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the Development Plan for up to 163 detached dwelling units on individual lots, and the designation of future development sites for an assisted living facility and a multi-dwelling complex for up to 224 residential units, subject to 2 conditions.

Date of Approval: 4/14/2016 **Date of Denial:** **Postponements:** 3/10/2016

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**