

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-C-08-UR **Related File Number:**
Application Filed: 2/4/2008 **Date of Revision:**
Applicant: NEW CONCEPT DEVELOPMENT LLC

PROPERTY INFORMATION

General Location: Southeast side of George Williams Rd., northeast side of I-140, southwest of Hidden Glen Ln.
Other Parcel Info.:
Tax ID Number: 144 007.12 **Jurisdiction:** County
Size of Tract: 2.19 acres
Accessibility: Access is via George Williams Rd., a major collector street with a 22' pavement width and a required right of way of 70'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached Residential Units **Density:** 4.57 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with low density residential uses under A, PR and RA zoning.

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

Street: 9900 George Williams Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density up to 5 du/ac on December 13, 2007. The Knox County Commission has postponed action on this rezoning request until March 24, 2008.

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 10 attached residential dwellings subject to the following 7 conditions:

- Staff Recomm. (Full):
1. Approval of the rezoning request by Knox County Commission to PR (Planned Residential) at a density that will allow the proposed development (12-H-07-RZ).
 2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
 6. Establishment of a homeowners association for the purpose of maintaining all commonly held assets including storm drainage facilities.
 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Comments: The applicant is proposing to develop this 2.19 acre tract with 10 attached residential condominium units at a density of 4.57 du/ac. The Planning Commission recommended approval of a rezoning request to PR (Planned Residential) at a density up to 5 du/ac on December 13, 2007 (12-H-07-RZ). The Knox County Commission has postponed action on this rezoning request until March 24, 2008.

A single access will be provided to the site from George Williams Rd. Approval will be required from the Tennessee Department of Environment and Conservation for the driveway crossing the creek along George Williams Rd.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed attached residential development at a density of 4.57 du/ac, is consistent in use and density (up to 5 du/ac) with the recommended rezoning. Other development in the area has occurred under the PR (Planned Residential) zoning regulations.

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

1. The proposed attached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest Sector Plan designates this property for low density residential with a maximum density of 5 du/ac and slope protection area. The PR zoning recommended for the site will allow a density up to 5 du/ac. At a proposed density of 4.57 du/ac, the proposed development is consistent with the Sector Plan and recommended zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 3/13/2008

- Details of MPC action:**
- 1. Approval of the rezoning request by Knox County Commission to PR (Planned Residential) at a density that will allow the proposed development (12-H-07-RZ).
 - 2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 - 3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 - 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
 - 6. Establishment of a homeowners association for the purpose of maintaining all commonly held assets including storm drainage facilities.
 - 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Summary of MPC action: APPROVE the development plan for up to 10 attached residential dwellings subject to the following 7 conditions:

Date of MPC Approval: 3/13/2008 **Date of Denial:** **Postponements:**
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:**