CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:3-E-04-URApplication Filed:2/9/2004Applicant:E. LUKE GREENE CO.Owner:Comparison

PROPERTY INFORMATION

General Location:	Northwest side Strawberry Plains Pike, southwest of Pine Grove Rd.		
Other Parcel Info.:			
Tax ID Number:	84 045	Jurisdiction:	County
Size of Tract:	12.84 acres		
Accessibility:	Access is via Strawberry Plains Pike, a major arterial street with 23' of pavement width within 50' of right of way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence and vacant	land	
Surrounding Land Use:			
Proposed Use:	Condominium development		Density: 6.40 du/ac
Sector Plan:	East County	Sector Plan Designation:	Mixed Uses
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		
Neighborhood Context:	This area has been developed primarily with large lot residential uses in the A zone. Commercial development has occurred to the north at the interchange with I-40.		

PR (Planned Residential) & OB (Office, Medical & Related Services)

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

Street:

6917 Strawberry Plains Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: MPC approved PR and OB zoning for this property on 6/12/03 (6-J-03-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:	Michael Brusseau
Staff Recomm. (Abbr.):	APPROVE the development plan for 57 condominium units in the PR and OB zoning districts, subject to 5 conditions:
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department. A plat, showing the subdivision of the subject parcel into three lots, as shown on the development plan, must be submitted for certification and recording to MPC prior to any development of the property.
	With the conditions noted above, this request meets all requirements for approval in the PR and OB zoning districts, as well as other criteria for approval of a use on review.
Comments:	 EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE Public water and sewer utilities are available to serve this development. Strawberry Plains Pike has sufficient road width to handle the additional 570 trips that will be generated by this development. Approximately 28 children under the age of 18 will be generated by this development. The proposed density of this condominium development is consistent with the PR zoning and associated density of 1 to 12 du/ac.
	 CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE 1. The proposal is consistent with all requirements of the PR and OB zoning districts, as well as other criteria for approval of a use on review. 2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The East County Sector Plan proposes mixed uses for this property, consistent with this proposal. 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
MPC Action:	Approved MPC Meeting Date: 3/11/2004
Details of MPC action:	 Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering

Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:	
Date of MPC Approval:	3/11/2004	Date of Denial:	Postponements:
Summary of MPC action:	APPROVE the development plan for 57 condominium units in the PR and OB zoning districts, subject to 5 conditions:		
	 and Public Works to guarantee such installation. 4. Connecting the development to sanitary sewer, as well as meeting any other applicable requirer of the Knox County Health Department. 5. A plat, showing the subdivision of the subject parcel into three lots, as shown on the developme plan, must be submitted for certification and recording to MPC prior to any development of the prop 		

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: