

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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www.knoxmpc.org

File Number: 3-E-07-UR
Application Filed: 2/5/2007
Applicant: MARILYN SURRETT

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Clinton Hwy., northwest of Murray Rd.
Other Parcel Info.:
Tax ID Number: 68 I B 001 **Jurisdiction:** County
Size of Tract: 16.36 acres
Accessibility: Access is via Clinton Highway, a five lane arterial street

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and mobile home park
Surrounding Land Use:
Proposed Use: Mobile home park **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential) & SLPA (Slope)
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This is a partially wooded site that is located on the north side of Clinton Highway. Zoning in the area consists of RB and R-1 residential, A agricultural and C-3, C-4 and CA commercial. Development in the area consists of detached dwellings primarily found in the Cherrybrook Subdivision. Mixed commercial uses are located along Clinton Highway.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A large portion of the site was zoned RB (General Residential) in late 2006.

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the plan for the mobile home park to permit up to 70 mobile homes as shown on the development plan subject to 18 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Showing the required front, side and rear setbacks as called for in Article 4, Section 20 of the Knox County Zoning Ordinance
4. Stating that no buildings will exceed 15' in height or obtaining any required variances from the Knox County Board of Zoning Appeals
5. Within 6 months of the issuance of the grading permit for this site, a solid wall, fence or evergreen hedge not less than 7' in height must be in place around the entire periphery of this site. Prior to the issuance of the grading permit a bond must be posted with the Knox County Dept. of Engineering and Public Works to guarantee the installation of the required peripheral buffer.
6. Installing the identification sign at the location shown. The sign cannot exceed nine square feet in size.
7. Provision of a minimum of two off-street parking spaces on each mobile home space. Driveways must extend back at least 20' from the street edge
8. Each mobile home space must be provided with a paved patio of at least two hundred square feet and a storage locker of at least 100' square feet
9. Provide 18 guest parking spaces as required with the proposed locations to be approved by the Knox county Dept. of engineering and Public Works
10. Construct all new roads and upgrade all existing roads to provide a minimum pavement width of 24 feet as required by the Knox County Zoning Ordinance
11. Provide sidewalks on one side of every street in the development. The sidewalks must be a minimum of 4' wide and all sidewalk construction must comply with the requirements of the Americans With disabilities Act
12. Provision of a recreation area that will contain a minimum of 10, 500 square feet as shown on the plan
13. Provision of street lighting as shown on the plan. Street lights are to be installed at the time the streets within the development are being paved
14. Obtaining an off-site drainage easement as may be required by the Knox County Dept. of Engineering and Public Works
15. Provide a 75' or greater vertical curve at the intersection of Roads A and B
16. Provide traffic calming as may be required by the Knox County Dept. of Engineering and Public Works
17. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
18. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review prior to issuance of any grading permits

Comments: The applicant is proposing to develop a mobile home park on this 16.36 acre site that will accommodate 70 homes. A portion of the site has been a mobile home park for many years. Approximately 12 of the 70 home sites are part of the old development. The remaining 58 sites are being newly proposed as part of this request.

Staff is asking that all roads within the project meet the minimum width of 24' as called for in the Knox County Zoning Ordinance. The applicant has requested that a portion of the existing roads not be required to be upgraded to that standard. They have noted that upgrading the roads will necessitate

tree removal. Staff believes the design of the development and the proposed traffic flow within the project will be better served if all of the roads meet the current standards. At present one of the existing roads is not paved and the others are less than 16' in width. While some trees will have to be removed, staff believes that the project will function much better with the improved roads.

In addition to improving the roads the staff is requiring the sidewalks called for in the Zoning Ordinance be installed throughout the development. The sidewalks within the project will provide pedestrian access to the central recreation area as required by the Zoning Ordinance. All sidewalk construction will have to comply with the requirements of the Americans With Disabilities Act.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the use on review. At the use on review level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the grading permit process which is the next step in the review process if this mobile home park plan is approved.

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

1. The proposed mobile home park will have minimal impact on local services since water and sewer will be provided to this site. Water service will have to be upgraded to provide adequate flow for fire protection.
2. The proposed mobile home park at a density of 4.28 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Powell Elementary School, Powell Middle School and Powell High School.

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

1. With the conditions noted, the proposed mobile home park meets the standards for development within a RB Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest City Sector Plan proposes this site for low medium density residential use. The overall development density of the proposed development is 4.28 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the RB (General Residential) zone.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan designates this property for medium density residential use. The RB zoning approved for the property allows consideration of up to 24.0 du/ac . The proposed development with its overall density of 4.28 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

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Date of MPC Approval: 3/8/2007

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: