

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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File Number: 3-F-07-UR **Related File Number:**
Application Filed: 2/5/2007 **Date of Revision:**
Applicant: WV APARTMENTS, LTD.

PROPERTY INFORMATION

General Location: East side of Wilson Rd., southeast of I-640
Other Parcel Info.:
Tax ID Number: 80 L E 018.01 & 18.02 **Jurisdiction:** City
Size of Tract: 8.26 acres
Accessibility: Access is via an auto access easement with 45' of right of way from Wilson Rd., a major collector street with 50' of right of way and 27' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 72 Apartment Units **Density:** 8.7 du/ac
Sector Plan: Central City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The east side of Wilson Rd. in this area, just south of I-640, has been developed with multi-family residential apartment complexes under RP-1 zoning.

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

Street: 2020 Wilson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A use-on-review was approved in May of 2004 (5-D-04-UR)

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the development plan for 72 multi-family residential apartment units in the RP-1 zoning district, subject to 7 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining an off-site drainage easement if so required by the Knoxville Department of Engineering.
4. Approval of a subdivision plat combining existing parcels into one development tract and meeting all other applicable subdivision requirements.
5. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.
6. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the project.
7. Meeting all requirements of the City of Knoxville Arborist.

With the conditions noted above, this request meets all requirements for approval in the RP-1 zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop a 72-unit apartment complex on the subject property, consisting of 4 one bedroom units, 56 two bedroom units and 12 three bedroom units in 3 two to three story buildings. Proposed access to the property is by way of a recorded auto access easement through the adjacent property to the west (Gables Apts.), leading to Wilson Rd. In May of 2004, a use on review was approved for a 72-unit apartment development (5-D-04-UR) for this site. Despite the fact that the same number of units are being proposed (72), the applicant was required to submit another use on review request for this site since an additional parcel is being included and the location of the buildings has changed. Since the development is proposed to be constructed on two parcels, approval of a subdivision plat that combines the existing parcels into one development tract will be required.

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

1. Public water and sewer utilities are in place to serve this proposed development.
2. The 72 apartment units proposed would add about 576 vehicle trips per day to the street system and about 38 children under the age of 18 to area schools.
3. The proposed development is compatible with the scale and intensity of the other apartment development in the area.

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

1. The proposal is consistent with all requirements of the RP-1 zoning district, 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. 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 City of Knoxville One Year Plan, proposes medium density residential uses for this site, consistent with the proposal.
2. The Central City Sector Plan proposes medium density residential uses for most of the site, with low density residential on a portion.

3. The proposed development density of 8.7 du/ac is at the lower end of the 6 to 24 du/ac density range allowable under the One Year Plan's medium density residential designation.

MPC Action:

Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for 72 multi-family residential apartment units in the RP-1 zoning district, subject to 7 conditions:

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:

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: