CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 3-G-01-UR Related File Number:

Application Filed: 2/5/2001 Date of Revision:

Applicant: CARLTON ENTERPRISES, INC

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: South side of Nature Trails Blvd., southeast of Bakertown Rd.

Other Parcel Info.:

Tax ID Number: 105 183 Jurisdiction: County

Size of Tract: 1.876 acres

Accessibility: Access is via Nature Trails Blvd., a local street with a median with 18 feet of pavement on each side

within a 60 foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Multi-family residential development Density: 21.32 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This site is located in an area that has a concentration of multi-family residences developed under RB

(General Residential) Zoning and surrounded by rural residential and PR (Planned Residential) single-

family subdivisions.

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

Street: 7004 Nature Trails Blvd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for up to 40 apartment units subject to 8 conditions.

Staff Recomm. (Full):

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3. The landscaping identified on the development plan along the eastern property line (adjoins single-family residence), shall meet the requirements for Type "B" screening.
- 4. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 5. Obtaining approval for a one-lot subdivision for the proposed development.
- 6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
- 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

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

Comments:

The applicant is proposing to develop a 40 unit apartment complex on this 1.876 acre parcel at a density of 21.32 du/ac. The RB (General Residential) Zoning District allows for consideration of multifamily residential development at up to 24 du/ac as a Use-on-Review. The units will be located in four, two-story buildings. The proposed entrance to the site from Nature Trails Blvd. will require a new median crossing and closing of an existing crossing.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action:

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3. The landscaping identified on the development plan along the eastern property line (adjoins single-family residence), shall meet the requirements for Type "B" screening.
- 4. Installing landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 5. Obtaining approval for a one-lot subdivision for the proposed development.
- 6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
- 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

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

Summary of MPC action: APPROVE the development plan for up to 40 apartment units subject to 8 conditions.

Date of MPC Approval: 3/8/2001 Date of Denial: Postponements:

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LEGISLATIVE ACTION AND DISPOSITION	
egislative 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:
f "Other":	If "Other":

Amendments:

Withdrawn prior to publication?: \square Action Appealed?:

Date of Legislative Appeal: Effective Date of Ordinance:

Date of Withdrawal:

Amendments:

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