

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-G-19-UR **Related File Number:**
Application Filed: 1/28/2019 **Date of Revision:**
Applicant: BRENDON PARK APARTMENTS

PROPERTY INFORMATION

General Location: North side of Ten Mile Rd., west of Cross Creek Rd.,
Other Parcel Info.: Undeveloped parcel within Brendon Park Apartments
Tax ID Number: 119 03327 **Jurisdiction:** County
Size of Tract: 3.32 acres
Accessibility: Access is via Ten Mile Rd., a local street with a 26' pavement width within a 60' right-of-way,

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 10.84 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site is located in an area on the north side of I-40 and east of N Cedar Bluff Rd. that has developed with a mix of office, commercial and multi-dwelling uses.

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

Street: 0 Ten Mile Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a multi-dwelling development with up to 36 apartment units and a 1200 square foot leasing office, subject to 7 conditions.

Staff Recomm. (Full):

1. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Installation of all sidewalks as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping shall not interfere with sight visibility requirements at the driveway entrances or the emergency vehicle turnaround area.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining approval of the proposed security gate and emergency vehicle turnaround area from the Knox County Fire Prevention Bureau.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review.

Comments:

The applicant is proposing to develop a 36 unit addition to the Brendon Park Apartment complex which is located on the north side of Ten Mile Rd. and west side of Cross Creek Rd. The proposed 3.32 acre site will be developed at a density of 10.84 du/ac. The proposed addition will include 32 one-bedroom apartments and 4 two bedroom apartments. Two of the three buildings will be three stories with the third building being a two-three story split. Access to the site will be an existing driveway for the complex off of Ten Mile Rd. The driveway will be modified and provide access to two of the three proposed buildings. The third building which is located at the northwest corner of the site will front on another internal driveway. The development plan also includes a 1200 square foot leasing office that will have access off of Ten Mile Rd. The applicant is proposing to add gated access for the complex with this addition.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 10.84 du/ac, is consistent in use and density with the approved zoning of the property and is in conformance with the medium density residential designation of the sector plan.

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

1. The proposed apartment development, with the recommended conditions, meets the standards for development within a PR (Planned Residential) zoning district 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 will not significantly injure the value of adjacent property since the area includes a mix of residential, commercial and institutional uses. The use will not draw additional traffic through residential areas since the development has access to an existing local street that primarily serves apartment, public and institutional development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for medium density residential use. The proposed apartment development at a density of 10.84 du/ac is consistent with the Sector Plan designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 3/14/2019

Details of Action:

Summary of Action: APPROVE the development plan for a multi-dwelling development with up to 36 apartment units and a 1200 square foot leasing office, subject to 7 conditions.

Date of Approval: 3/14/2019 **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:**