

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-H-08-UR                      **Related File Number:**  
**Application Filed:** 2/4/2008              **Date of Revision:**  
**Applicant:** CANNON & CANNON, INC.

## PROPERTY INFORMATION

**General Location:** South side of Gleason Dr., west side of Wellsley Park Rd., north side of Deane Hill Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 F B 36.04                      **Jurisdiction:** City  
**Size of Tract:** 19.8 acres  
**Accessibility:** Access is via Gleason Dr, a local street with a divided median two to four lane section and Wellsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 322 Apartment Units                      **Density:** 16.26 du/ac  
**Sector Plan:** West City                      **Sector Plan Designation:** MDR (One Year Plan)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an area that has a mix of low and medium density residential development, and office and commercial uses.

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

**Street:** Gleason Dr  
**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:** The property was rezoned to RP-1 (Planned Residential) with a density of 6-14 du/ac in 1996 for the southern 10.69 acres, and RP-1 (Planned Residential) with a density of 24 du/ac for the northern 8.61 acres in 2000.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



existing zoning. Other development in the area has occurred under the RP-1 (Planned Residential) zoning regulations.

3. As identified in the Traffic Impact Study, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

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

1. The proposed apartment complex meets the standards for development within a RP-1 (Planned Residential) Zone 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw significant traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The One Year Plan identifies the property for medium density residential use with a maximum density of 24 du/ac. The existing RP-1 zoning allows a density of 6-14 du/ac in the southern 10.69 acres and up to 24 du/ac for the northern 8.61 acres. The distribution of the project density for the apartment development is consistent with the zoning densities and the overall density.
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:** 3/13/2008

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.
3. Prior to making application for a building permit, submitting a sidewalk/pathway system plan for the entire site with connections to the external sidewalk/pathway system, subject to Planning Commission Staff approval.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Obtaining approval from the Knoxville Fire Marshal on the design of the proposed access gates for the development.
6. Meeting all applicable requirements of the Knoxville City Arborist.
7. Installation of landscaping as shown on the development plan within six months of the issuance of the first occupancy permit for each phase of the project.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use-on-review.

**Summary of MPC action:**

APPROVE the development plan for up to 322 apartment units subject to the following 8 conditions:

**Date of MPC Approval:**

3/13/2008

**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:**