# **CASE SUMMARY**

**APPLICATION TYPE: USE ON REVIEW** 



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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	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: N	IDR (One Year Pla	an)
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.			

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:** 

## 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:	Tom Brechko
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 322 apartment units subject to the following 8 conditions:
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.</li> <li>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.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Obtaining approval from the Knoxville Fire Marshal on the design of the proposed access gates for the development.</li> <li>Meeting all applicable requirements of the Knoxville City Arborist.</li> <li>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.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> </ol>
	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.
Comments:	The applicant is proposing to develop this 19.8 acre tract as a 322 unit apartment complex in twelve buildings at a density of 16.26 du/ac. The development will have a mix of one, two and three bedroom units with 116 one bedroom units, 154 two bedroom units and 52 three bedroom units. The buildings are proposed as three story and three/four story splits.
	The main entrance for the development will be from Gleason Dr. and will be a right-in/right-out driveway due to the median in Gleason Dr. Vehicles leaving the site will utilize the roundabout at the east end of Gleason Dr. in order to gain access to either Morrell Rd. or Deane Hill Dr. A second access driveway is located on Wellsley Park Rd. Gated access is proposed for the development and is subject to approval by the Knoxville Fire Marshal. There are a total of 530 spaces being provided which is 85 spaces above the minimum requirement. Of the total spaces, 54 are located within 7 free standing garage structures.
	The Traffic Impact Study prepared for this development identified that current traffic operations at each of the study intersections generally are very good and are expected to continue with the background growth of traffic. With the proposed apartment complex, traffic conditions are expected to continue to be acceptable.
	Amenities proposed for the development include a clubhouse and pool area, fitness center and laundry. While sidewalks have been provided around the clubhouse and pool area they are not provided throughout the site. Staff is recommending a condition that a sidewalk/pathway system be developed for the entire site with connections to the external sidewalk/pathway system.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.

2. The proposed apartment complex at a density of 16.26 du/ac, is consistent in use and density the

Ordinance Number:	Other Ordinance Number References:		
Date of Legislative Action:	Date of Legislative Action, Second Reading:		
Legislative Body:	Knoxville City Coun		
	LEGISLA	TIVE ACTION AND	DISPOSITION
Date of Withdrawal:		Withdrawn prior to pu	blication?: 🗌 Action Appealed?:
Date of MPC Approval:	3/13/2008	Date of Denial:	Postponements:
Summary of MPC action:	APPROVE the deve	elopment plan for up to 322	2 apartment units subject to the following 8 conditions:
		noted, this plan meets the proval of a use-on-review.	requirements for approval in the RP-1 District and the
	<ol> <li>Department.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.</li> <li>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.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Obtaining approval from the Knoxville Fire Marshal on the design of the proposed access gates for the development.</li> <li>Meeting all applicable requirements of the Knoxville City Arborist.</li> <li>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.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> </ol>		
MPC Action: Details of MPC action:		anitary sewer and meeting	<b>MPC Meeting Date:</b> 3/13/2008 any other relevant requirement of the Knox County Health
	1. The West City S One Year Plan iden du/ac. The existing 24 du/ac for the nor development is con 2. The site is locate Policy Plan map.	tifies the property for medi g RP-1 zoning allows a der thern 8.61 acres. The dis sistent with the zoning den	property for low and medium density residential use. The um density residential use with a maximum density of 24 usity of 6-14 du/ac in the southern 10.69 acres and up to tribution of the project density for the apartment sities and the overall density. Area on the Knoxville-Knox County-Farragut Growth
	Residential) Zone a 2. The proposed d The proposed deve Sector Plan. The u use is compatible w	nd all other requirements of evelopment is consistent v lopment is consistent with se is in harmony with the g rith the character of the nei	e standards for development within a RP-1 (Planned of the Zoning Ordinance. with the general standards for uses permitted on review: the adopted plans and policies of the General Plan and eneral purpose and intent of the Zoning Ordinance. The ghborhood where it is proposed. The use will not rty. The use will not draw significant traffic through
	CONFORMITY OF ORDINANCE	THE PROPOSAL TO CRI	TERIA ESTABLISHED BY THE KNOXVILLE ZONING
	<ul><li>zoning regulations.</li><li>3. As identified in the</li></ul>	-	a has occurred under the RP-1 (Planned Residential) e proposed development will have minimal traffic impacts ined.

**Disposition of Case, Second Reading:** 

Effective Date of Ordinance:

If "Other":

Amendments:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal: