

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
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www.knoxmpc.org

File Number: 3-I-01-UR **Related File Number:**
Application Filed: 2/5/2001 **Date of Revision:**
Applicant: CHRIS FORTUNE
Owner:

PROPERTY INFORMATION

General Location: South side of Tillery Rd., east side of Bradshaw Garden Dr.
Other Parcel Info.:
Tax ID Number: 80 F C 13.01, 13.02, & OTHER: A PORTION OF 12 & 13.0 **Jurisdiction:** City
Size of Tract: 1.702 acres
Accessibility: Access is via Tillery Rd., a minor collector street with 18.5' of pavement within a 45' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two single-family residences and vacant land
Surrounding Land Use:
Proposed Use: Multi-family residential and single-family residential development **Density:** 5.875 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an area that is predominantly single-family residential development.

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

Street: Tillery Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Request for change from R-1 to R-1A recommended for approval by the MPC on 2/8/01. Scheduled for first reading by City Council on 3/6/01.

PLAN INFORMATION (where applicable)

Current Plan Category:
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 10 condominium units subject to 9 conditions.

Staff Recomm. (Full):

1. Final approval of the rezoning by City Council to R-1A (Low Density Residential).
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Obtaining a final plat approval for recombination of the existing four lots (Tax parcels 12, 13.01, 13.02 & 13.03) into three lots (two single-family lots and condominium lot).
7. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. O-280-90).
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. 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 10 unit condominium project on 1.702 acres at a density of 5.875 du/ac. The Knoxville One Year Plan designates this area as LDR (Low Density Residential) which allows densities of less than 6 du/ac. The R-1A Zoning District may allow multi-family residential development on arterial and collector streets as a Use-on-Review. Tillery Rd. is designated as a minor collector street.

A request for a zoning change from R-1 to R-1A was reviewed and recommended for approval by the MPC on 2/8/01. This request is scheduled for first reading by City Council on 3/6/01. The applicant is requesting a reduction in the area to be rezoned R-1A from the original four lots (2.163 acres) to the area designated as Tract 2 on the development plan. The two existing single-family homes will remain under the R-1 Zoning on revised lots. The applicant will be required to file for a final plat approval for recombination of the existing four lots (Tax parcels 12, 13.01, 13.02 & 13.03) into three lots (two single-family lots and condominium lot).

In addition to the Type "B" and "C" landscaping identified on the landscape plan along the eastern and southern property line, the applicant is encouraged to retain the existing vegetation within the peripheral setback area to help reduce the impact of the development on the adjoining single-family residences.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

1. Final approval of the rezoning by City Council to R-1A (Low Density Residential).
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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 10 condominium units subject to 9 conditions.

Date of MPC Approval: 3/8/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative 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:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: