

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 34 attached residential condominium units and a reduction of the peripheral setback to the PR property located to the north and west, from 35' to 20', as shown on the development plan subject to 11 conditions

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. The proposed detention basin is to include a retention component, subject to approval by the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Obtaining approval from TVA for the location of the access drives, parking, signage and landscaping within the 250' wide power line easement.
 5. Revising the development plan to move the southwestern most condominium unit out of the required 35' peripheral setback that is adjacent to the racquet club, and showing the approved peripheral setbacks on the development plan.
 6. 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.
 7. Obtaining approval of a final plat for the lot and proposed exclusive permanent access easement connecting to Fox Lonas Dr., or, if public street access is proposed, obtaining concept plan and final plat approval for the public street.
 8. Recording a maintenance agreement for the access drive proposed within the exclusive permanent access easement connecting to Fox Lonas Dr..
 9. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
 10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 11. 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 PR zoning for this property was approved in 1970's and was part of the property that was developed as the Sun Chase Apartment complex. In 1992 the density of the property was set at 0.1 du/ac to keep the property low density residential as called for by the adopted sector plan. Since that time, the sector plan has been revised and now shows that area as medium density residential. The approved density for this property was increased to 1-4 du/ac by the County Commission on 1/28/02.

The applicant is proposing a 34 unit residential condominium development for this 8.53 acre site. This will result in a density of 3.99 du/ac on the site. The proposed units will be located on the western portion of the site due to a 250' wide TVA power line easement that crosses the property on the eastern side. The power line easement covers approximately 37% of the site. Development will be restricted under the power lines and TVA approval is required. The 250' width of the power line will also help reduce the impact of the multi-family units on the single-family residential subdivision located on the east side of the site.

With the site restrictions created by the power line easement, the applicant is requesting a reduction of the peripheral setback from the PR property located on the north and west sides of the site, from 35' to

20'. Staff can support the requested reduction since this is the property boundary with the apartment complex that was developed at a much higher density.

Access to the property will be via an existing driveway that connects the adjacent tennis club with Fox Lonas Road to the south. The applicant will have to obtain approval of a final plat for the lot and an exclusive permanent access easement across the racquet club property. If the applicant pursues public street access from Fox Lonas Dr. to the site, concept plan and final plat approval for the public street will be required.

Due to drainage problems that have affected this area of Cedar Bluff, the drainage plans for this site will include on-site retention as well as detention.

MPC Action:

Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

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Date of MPC Approval:

3/14/2002

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: