

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
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www.knoxmpc.org

File Number: 3-K-05-UR **Related File Number:**
Application Filed: 2/9/2005 **Date of Revision:**
Applicant: HATCHER HOMES
Owner:

PROPERTY INFORMATION

General Location: East of Winter Oaks Wy., east of Oak Meadow Wy.
Other Parcel Info.:
Tax ID Number: 38 L C PT. 001 **Jurisdiction:** County
Size of Tract: 5.66 acres
Accessibility: Access is via Crippen Rd., a collector street with a pavement width of 20' - 21' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development (revised) **Density:** 2.26 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is east of the Halls commercial corridor within an area of residential development that has occurred in the RA and PR zones. The Halls Community Park is adjacent to the western boundary of this site. Beaver Creek forms the northern boundary of this site.

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

Street:
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: Property zoned PR (Planned Residential) in 2000

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the development plan for up to 18 additional dwellings up to 68 total multi-family dwellings as shown on the development plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Dept.
2. Provision of an easement or dedication of property to Knox County across the full width of this site for the purpose of creating a greenway within the Beaver Creek Floodway for the use of the general public.
3. Provision of a pedestrian walkway from the proposed development to the Halls Community Park.
4. Provision of guest parking at the rate of 1 parking space per three dwelling units.
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
6. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC for certification prior to obtaining any building permits.
9. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation
10. Meeting all requirements of the previously approved use on review for phase one of this project (7-S-00-UR)

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review

Comments: The applicant is submitting a plan for the second phase of the Oak Springs Villas. The first phase of the development was approved for up to 50 multi-family residential condominiums. At the time the first phase was approved it was noted on the plan that additional dwellings would be proposed with later phases to Oak Springs development. This plan proposes adding 18 multi-family dwellings to those previously approved. The development of these 18 units will occur on 5.66 acres of the site. The entire Oak Springs development contains 43 acres. In addition to the multi-family dwellings, Oak Springs contains 29 lots for detached single family dwellings. The over all development density of the entire project is 2.26 du/ac. The zoning of the site would permit consideration of plans for up to 3.5 du/ac.

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

1. The proposed residential development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed attached residential condominiums are consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed attached residential condominiums meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
3. The proposed development is consistent with the general standards for uses permitted on review: It

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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use which was consistent with the current PR zoning of the site.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action:

Approved

MPC Meeting Date: 3/10/2005

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

3/10/2005

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: