

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

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www.knoxmpc.org

File Number: 3-L-01-UR **Related File Number:**
Application Filed: 2/5/2001 **Date of Revision:**
Applicant: PENCO CONTRACTORS, INC.
Owner:

PROPERTY INFORMATION

General Location: North side Piney Grove Church Rd., southwest of Tennyson Dr.
Other Parcel Info.:
Tax ID Number: 92 75 & 75.02 **Jurisdiction:** City
Size of Tract: 12.24 acres
Accessibility: Access is via Piney Grove Church Rd., a collector street with a pavement width of 18' -20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attached residential condominium development **Density:** 5.89 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned RP-1, R-1 and R-2 residential, A-1 agricultural and I-2 industrial. Development in the area is predominantly single family dwellings with the CSX Railroad and a large mobile home park to the north of the site. An auto repair shop is located to east of the site.

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

Street:
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: Property zoned RP-1 in 1999. Previous development plans approved 1/00, 6/00 & 1/01.

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: dk

Staff Recomm. (Abbr.): APPROVE the development plan for up to 72 attached residential condominium units 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. Obtaining final approval from the City Engineer of a drainage and erosion control plan and obtaining any required off site drainage easements prior to commencing any further grading on this site.
3. The driveways from the Wilson and Sullivan properties be tied to the entrance road of this development at a point greater than 25' back from the intersection or being relocated to a point greater than 50' from the proposed entrance.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.
5. Installation of landscaping as shown on the development plan within six months after the issuance of an occupancy permit

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for each dwelling. The landscaping proposed for the entrance to the development is to be installed within six months of the issuance of the first occupancy permit within the development.

6. The swimming pool and amenities area is to be built within one year after issuance of the first occupancy permit within this development.

7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

8. Meeting all applicable requirements of the Knoxville Department of Engineering.

9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

10. A revised site plan and land survey reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Comments: The applicants are proposing a 72 unit residential condominium development for this 12.24 acre site. This will equal 5.89 dwellings per acre on the site. The current zoning will permit up to 5.9 dwellings per acre. Since the proposed development density is so close to the maximum permitted by the zoning of the site, the staff will require the surveyor to certify the acreage of the site.

Access to the property will be via a boulevard type entrance. The staff will request the applicant present a cross section of the proposed boulevard. The boulevard will consist of 22' and 12' driving lanes and a landscaped median strip. The developers have bought some adjoining property at the entrance in order to facilitate the grading which will be necessary to get the road in as designed. Approval of a detailed drainage plan will be required before any grading begins on this site. Due to the close proximity of the buildings to the property line, the drainage along the western boundary of the site will be have to be engineered to stay on this site. The water coming off of the entrance road must be detained on this site. Finally, any off site drainage easements will have to be in place before grading can begin.

Since the applicants do not propose any division of the land in this development, the roads within the development will be classified as driveways. The proposed road width of 24' is satisfactory to meet the demands of the proposed development. Since the width is less than what is required for a public street, the staff will require that off street guest parking be provided on the site at the rate of one parking space per three dwellings.

Past development in this area has been primarily limited to single family dwellings. The proposed development adjoins vacant property, a railroad, a mobile home park, and an auto repair facility. Due to these surrounding uses the staff believes this attached residential development will be compatible with the surrounding area and will not be a detriment to the existing single family residences found in the area. With the conditions noted, this plan meets the requirements for approval in the RP-1 District and meets the other criteria for approval of a Use on Review.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for up to 72 attached residential condominium units as shown on the development plan subject to 10 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: