CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number:4-A-04-URRelated File Number:Application Filed:2/24/2004Date of Revision:Applicant:WOOD DEVELOPMENT GROUP, LLCOwner:Version:

KNOXVILLE•KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

PROPERTY INFORMATION

General Location:	South side Gleason Dr., north side Deane Hill Dr., west side Wellsley Park Rd.		
Other Parcel Info.:			
Tax ID Number:	120 F B 036.04	Jurisdiction:	City
Size of Tract:	19.76 acres		
Accessibility:	Access is via Gleason Dr., a local street with 26' of pavement within a 50' right-of-way.		

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant land

 Surrounding Land Use:
 Residential development (324 units)

 Proposed Use:
 Residential development (324 units)

 Density:
 15.5

 Sector Plan:
 West City

 Openation:
 LDR and MDR

 Growth Policy Plan:
 Urban Growth Area (Inside City Limits)

 Neighborhood Context:
 This vacant site is part of the former Deane Hill Country Club site that has developed under PC-1 and RP-1 zoning.

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:
 RP-1 (Planned Residential)

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was zoned RP-1 in 1990's

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION						
Planner In Charge:	Ken Pruitt					
Staff Recomm. (Abbr.):	APPROVE the revised conceptual development proposal for 324 condominium units, a restaurant and office development on this 20 acre RP-1 zoned site subject to the following conditions:					
Staff Recomm. (Full):	 Submission of detailed site plans for each phase of this development to staff showing compliance with: 1. Meeting all requirements of the Knoxville Department of Engineering. 2. Meeting all requirements of the Knoxville City Zoning Ordinance. 3. Meeting all requirements of the City Fire Department. 4. Any necessary street improvements shown to be needed by a revised traffic study of the impact of this proposal on the previously approved Traffic Impact Study 					
Comments:	The applicant has submitted the attached revised site plan for the remaining undeveloped 20 acres of Deane Hill Country Club. They are seeking MPC conceptual approval of 324 condo units within 2 structures, and one three story structure with 9,000 sq. ft. of retail/restaurant space and 2 floors of office space totaling 18,000 sq. ft. The buildings would range from 3 to 17 stories in height and occupy approximately 12.5% of the site. (See attachments.)					
	This revised development area density would be 18 units per acre, but the total Deane Hill development would be built out at 199 less units than the previously approved development plan. This development plan also leaves 15.3 acres of the site in open space and green area which is desirable. As the development of this plan goes forward it is expected that further MPC approvals would be required through the subdivision development process, as well as further staff approvals of development plans prior to construction.					
MPC Action:	Approved		MPC Meeting Date: 4/8/2004			
Details of MPC action:	 Submission of detailed site plans for each phase of this development to staff showing compliance with: 1. Meeting all requirements of the Knoxville Department of Engineering. 2. Meeting all requirements of the Knoxville City Zoning Ordinance. 3. Meeting all requirements of the City Fire Department. 4. Any necessary street improvements shown to be needed by a revised traffic study of the impact of this proposal on the previously approved Traffic Impact Study 					
Summary of MPC action:	APPROVE the revised conceptual development proposal for 324 condominium units, a restaurant and office development on this 20 acre RP-1 zoned site subject to the following conditions:					
Date of MPC Approval:	4/8/2004	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: