

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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File Number: 4-B-06-UR **Related File Number:**
Application Filed: 3/6/2006 **Date of Revision:**
Applicant: SADDLEBROOK DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Karns Valley Dr, southwest side of W. Emory Rd
Other Parcel Info.:
Tax ID Number: 77 093 **Jurisdiction:** County
Size of Tract: 26.9 acres
Accessibility: Access is via Karns Valley Dr. This is a newly constructed arterial street with a pavement width of 32' within a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 3.80 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is within an area of emerging low density residential development that is occurring under RA and PR zoning.

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: The property was zoned PR (Planned Residential) @ 1-5 du/ac in January, 2005

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 request for up to 102 attached residential units as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 0-280-90)
5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
7. Establishment of a homeowners association for the purpose assessing fees for the maintenance of drainage structures and all other commonly held assets.

Comments:

This applicant is proposing a 102 unit condominium project for this site. The property is zoned PR at 1-5 du/ac. The development density proposed is 3.80 du/ac. A blue line stream crosses this site. Portion of the site on both sides of the stream will remain undeveloped and will be maintained as open space.

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

1. The request will place minimal additional demand on schools and streets. Public water and sewer utilities are in place to serve the development.

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

1. The proposal is consistent with all requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning of the site allows a density of up to 5 du/ac which is consistent with the Sector Plan. The proposed development density of 3.8 du/ac is within the development density permitted by the Sector Plan and the current zoning.

MPC Action:

Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

Health Dept.

4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 0-280-90)

5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit

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

7. Establishment of a homeowners association for the purpose assessing fees for the maintenance of drainage structures and all other commonly held assets.

Summary of MPC action: APPROVE the request for up to 102 attached residential units as shown on the development plan subject to 7 conditions

Date of MPC Approval: 4/13/2006

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: