

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
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-E-06-UR **Related File Number:**
Application Filed: 3/6/2006 **Date of Revision:**
Applicant: FOX SPRINGS, LLC
Owner:

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, north end of Cascade Falls Ln.
Other Parcel Info.:
Tax ID Number: 91 210 **Jurisdiction:** County
Size of Tract: 10.64 acres
Accessibility: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Multi-family condominium units and single-family residence **Density:** 6.11 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is in an area of both rural and low density residential development that has occurred under I, A, RA and PR zoning.

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

Street: 8035 Ball Camp Pike
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: See comment section.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

recommended conditions.

2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to collector and arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan as amended by the Knox County Commission designates this property for medium density residential use. The PR zoning approved by the Knox County Commission will allow a density up to 7 du/ac. The proposed condominium development at a density of 6.11 du/ac is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 5/11/2006

- Details of MPC action:**
- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 - 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 - 4. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.
 - 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 6. Establishment of a homeowners association for the purpose assessing fees for the maintenance of drainage structures and all other commonly held assets.
 - 7. Revising the development plan to add a 30' stream buffer along the creek that crosses the northern portion of the site.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for 64 multi-family condominium units and one detached single-family residence in the PR zoning district subject to the following 7 conditions:

Date of MPC Approval: 5/11/2006 **Date of Denial:** **Postponements:** 4/13/2006

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:**