CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:4-H-09-URRelated File Number:Application Filed:3/2/2009Date of Revision:Applicant:CANNON & CANNON, INC

PROPERTY INFORMATION

General Location:	South of Kingston Pike, south end of Moss Grove Blvd.		
Other Parcel Info.:			
Tax ID Number:	132 27.06	Jurisdiction:	City
Size of Tract:	38.98 acres		
Accessibility:	Access is via Moss Grove Blvd, a joint permanent easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	336 Apartment Units Density:	8.62 du/ac	
Sector Plan:	Southwest County Sector Plan Designation: MDR		
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This large, undeveloped site has residential development on three sides and commercial development to the north across Kingston Pike. Zonings in the area include SC and SC-3 Shopping Center, RAE, PR and RB Residential.		

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

Street:

Moss Grove Blvd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Former Zoning:

Requested Zoning:

Descrite in C

Previous Requests:

Extension of Zone:

History of Zoning: Rezoning to RP-1 (k) (Planned Residential) was approved by Knoxville City Council on 9/25/07.

RP-1 (k) (Planned Residential with conditions)

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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:	Tom Brechko	
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 336 multi-dwelling units subject to 8 conditions:	
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of a building permit. Installing all sidewalks as identified on the approved development plan. Meeting all applicable requirements of the Knoxville Engineering Division. Clearly marking in the field the 50' undisturbed buffer area and other undisturbed areas that adjoin the grading and drainage areas as designated on the approved development plans prior to any further clearing and grading. The drip line for specimen trees that are located within the 50' undisturbed buffer shall also be protected as outlined in the approved master plan (11-B-07-OB). Slight adjustment to the undisturbed areas outside the 50' undisturbed buffer area may be approved by both the City Engineering and Planning Commission Staff based on more detailed grading plans. Obtaining approval from Plantation Pipe Line Company for the access drive crossing of the existing gas line. 	
	With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.	
Comments:	The applicant has submitted a revised development plan (previous approval on 11/8/07) for this 38.6 acre site located at the southern end of the Sherrill Hill development tract as a 336 multi-dwelling unit development (previous approval for 347 units). The site is designated as Lot 6 on the Sherrill Hill Final Plat. Access to the site is being provided by a driveway extension from the cul-de-sac turnaround located at the southern end of the boulevard street (Joint Permanent Easement) that serves the development from Kingston Pike. The access drive will cross an existing gas line and is subject to approval by Plantation Pipe Line Company.	
	A traffic impact study was conducted for the entire development and recommended traffic improvements are identified in that report.	
	This revised development plan greatly reduces the impact to the site since about a third of the site will remain undisturbed (southwest corner - see attached landscape plan). To protect the 50' undisturbed buffer area that adjoins the existing residential neighborhoods and the other undisturbed area designated on the plan (southwest corner), Staff has recommended a condition that will require that the buffer area be clearly marked in the field prior to any further clearing or grading. Staff is also recommending protection of the drip line for specimen trees that are located within the buffer. It is Staff's recommendation that the option of alternative screening in the buffer area, that is specified in the rezoning conditions, not be utilized until the clearing and grading for the development sites is completed in order to determine the effectiveness of the undisturbed buffer.	
	Recreational amenities provided for the development include a clubhouse and pool. The pedestrian access plan provides connections between the buildings and amenity area with a connection to the sidewalk system for the rest of the Sherrill Hill development.	
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND	

THE COMMUNITY AS A WHOLE

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	 The traffic impact recommended impression The conditions or 	ovements that will address the f the zoning approval regardir	o serve the site. ed for the entire Sherrill Hill development e traffic impacts of this development. ng setbacks and buffers will help to reduce the impact ning low density residential homes.	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE			
	 With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review. The proposed multi-dwelling development with the recommended conditions 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 since the development is located off an arterial street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use. 			
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS			
	 The amended Southwest County Sector Plan identifies this as a mixed use development area allowing medium density residential uses for the site. At a proposed density of 8.62 du/ac, the development complies with the Sector Plan and the current zoning of the site (RP-1 at up to 9 du/ac). The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 			
MPC Action:	Approved		MPC Meeting Date: 4/9/2009	
Details of MPC action:	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90). Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of a building permit. Installing all sidewalks as identified on the approved development plan. Meeting all applicable requirements of the Knoxville Engineering Division. Clearly marking in the field the 50' undisturbed buffer area and other undisturbed areas that adjoin the grading and drainage areas as designated on the approved development plans prior to any further clearing and grading. The drip line for specimen trees that are located within the 50' undisturbed buffer shall also be protected as outlined in the approved master plan (11-B-07-OB). Slight adjustment to the undisturbed areas outside the 50' undisturbed buffer area may be approved by both the City Engineering and Planning Commission Staff based on more detailed grading plans. Obtaining approval from Plantation Pipe Line Company for the access drive crossing of the existing gas line. 			
Summers of MDC actions	Residential) district and the criteria for approval of a use on review. APPROVE the development plan for up to 336 multi-dwelling units subject to 8 conditions:			
Summary of MPC action:				
Date of MPC Approval:	4/9/2009	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		ation?: Action Appealed?:	
	LEGISLA	TIVE ACTION AND D	ISPOSITION	
Legislative Body:	Knoxville City Coun	 cil		

Legislative Douy.	
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: