

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-H-09-UR **Related File Number:**
Application Filed: 3/2/2009 **Date 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: RP-1 (k) (Planned Residential with conditions)
Former Zoning:
Requested Zoning:
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.

PLAN INFORMATION (where applicable)

Current Plan Category:

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The conditions of the zoning approval regarding setbacks and buffers will help to reduce the impact of this medium density development on the adjoining low density residential homes.

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

1. 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.
2. 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 an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. 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).
2. 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:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
4. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of a building permit.
5. Installing all sidewalks as identified on the approved development plan.
6. Meeting all applicable requirements of the Knoxville Engineering Division.
7. 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.
8. 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.

Summary of MPC action: APPROVE the development plan for up to 336 multi-dwelling units subject to 8 conditions:

Date of MPC Approval: 4/9/2009 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: