CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-K-08-UR Related File Number:

Application Filed: 3/10/2008 **Date of Revision:**

Applicant: SADONYA MEADOWS-ALLEN



www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of W. Beaver Creek Dr., north of Oakmeade Rd.

Other Parcel Info.:

Tax ID Number: 56 129 Jurisdiction: County

Size of Tract: 4.88 acres

Accessibility: Access is via W. Beaver Creek Dr., a collector street with a pavement width of 20' within a 40' wide right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One detached dwelling and vacant land

Surrounding Land Use:

Proposed Use: Attached residential development Density: 4.92 du/ac

Sector Plan: North County Sector Plan Designation: LDR (Low density residential) & STPA (Stream prot

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is within a residential area that has occurred under A, RA zones and near part of the Temple

Baptist church campus that is zoned OB.

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

Street: 1301 W. Beaver Creek Dr

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) at 5 du/ac by Knox County Commission on

12/17/2007 (11-M-07-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested 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: Dan Kelly

APPROVE the request for up to 24 attached residential condominiums as shown on the development Staff Recomm. (Abbr.):

plan subject to 11 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

3. Showing the floodway fringe, no-fill line and floodway lines on the plan

4. Noting on the plan that the minimum floor elevation is 991.7'

5. Change the proposed turn-around at the end of the driveway to meet AASHTO standards

6. Certification by the applicant's engineer that there is 300' of site distance in both directions on W. Beaver Creek Dr.

7. Alignment of the center line proposed driveway with the center line of Oakmeade Rd.

8. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.

9. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County

10. Provision of a Class B landscape buffer along the eastern boundary of the site where the site is disturbed or where the existing vegetation is removed. The landscape buffer is to be completed prior to the issuance of any occupancy permits within this development.

11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of any building permits

With the conditions noted above, this request meets all requirements for approval in the PR zone, as well as other criteria for use on review approval.

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

1. The proposed residential development will have minimal impact on local services since water and sewer utilities are available to serve this site.

2. The proposed residential development at a density of 4.92 du/ac, is consistent in use and density with the approved rezoning of the property.

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

1. With the approved variance to the peripheral setback, the proposed attached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

2. The proposed attached residential 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. 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5 du/ac. The proposed subdivision with

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Comments:

a density of 4.92 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

MPC Meeting Date: 4/10/2008

Policy Plan map.

MPC Action: Approved

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

- 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
- 3. Showing the floodway fringe, no-fill line and floodway lines on the plan
- 4. Noting on the plan that the minimum floor elevation is 991.7'
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- 6. Certification by the applicant's engineer that there is 300' of site distance in both directions on W. Beaver Creek Dr.
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Summary of MPC action: APPROVE the request for up to 24 attached residential condominiums as shown on the development

plan subject to 11 conditions

 Date of MPC Approval:
 4/10/2008
 Date of Denial:
 Postponements:

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

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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:

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