



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

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

Comments: 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

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 Policy Plan map.

**MPC Action:**

Approved

**MPC Meeting Date:** 4/10/2008

**Details of MPC action:**

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

**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:**