CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-C-01-UR Related File Number:

Application Filed: 4/6/2001 **Date of Revision:**

Applicant: GARY KOONTZ

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Washington Pike, north of Babelay Rd.

Other Parcel Info.:

Tax ID Number: 49 103.06 OTHER: PORTION OF 103.02 (SURVEY ON F Jurisdiction: County

Size of Tract: 4.9 acres

Accessibility: Access is via Washington Pike, a minor arterial street with 60-70' of right of way and 23-26' of pavement

in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.

Surrounding Land Use:

Proposed Use: 33 unit condominium development Density: 5 du/ac

Sector Plan: North City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area has been developed with residential uses and a church. The Wyngate subdivision is currently

being developed to the north.

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

Street:

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: PR zoning was approved for this site by MPC on March 8, 2001 and by Knox County Commission on

April 23, 2001.

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan, subject to 8 conditions:

Staff Recomm. (Full):

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

- 2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4. Installing all landscaping as shown on the development plan within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
- 5. Obtaining and noting on revised plan a BZA variance to reduce the required 35' periphery setback to 15' 25' along the south and west property lines of the site as shown on the site plan.
- 6. Increasing the setback from 15' to 35' on the southernmost property line which abuts parcel 111.
- 7. Certification on the revised site plan that there is 400 feet of clear sight distance from the proposed entrance drive in both directions on Washington Pike.
- 8. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted above, the development plan meets all requirements for use on review approval.

Comments:

The property was recently rezoned from Agricultural to Planned Residential at 1-7 du/ac. The applicant is proposing to develop the 4.9 acre site with a 33-unit condominium development. The proposed density is approximately 6.73 du/ac. Access will be provided to the south of Wyngate subdivision and the church from Washington Pike. The 35-foot periphery setback and proposed landscaping will reduce the impact of the development on the Wyngate subdivision property to the north. The North City Sector Plan proposes low density residential uses for this site.

MPC Meeting Date: 5/10/2001

MPC Action: Approved

Details of MPC action:1. Meeting all requirements of the Knox County Zoning Ordinance.

- 2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 4. Installing all landscaping as shown on the development plan within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
- 5. Obtaining and noting on revised plan a BZA variance to reduce the required 35' periphery setback to 15' 25' along the south and west property lines of the site as shown on the site plan.
- 6. Increasing the setback from 15' to 35' on the southernmost property line which abuts parcel 111.
- 7. Certification on the revised site plan that there is 400 feet of clear sight distance from the proposed entrance drive in both directions on Washington Pike.
- 8. A revised site plan, reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted above, the development plan meets all requirements for use on review approval.

Summary of MPC action: APPROVE the development plan, subject to 8 conditions

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Date of MPC Approval:	5/10/2001	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:		
LEGISLATIVE ACTION AND DISPOSITION				
Legislative Body:				
Date of Legislative Action:		Date of Legisl	lative Action, Second Reading:	
Ordinance Number:		Other Ordinar	nce Number References:	
Disposition of Case:		Disposition of	f Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendments:	•	

Effective Date of Ordinance:

Date of Legislative Appeal:

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