

# 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  
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F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 5-C-10-UR                      **Related File Number:** 5-SA-10-C  
**Application Filed:** 3/26/2010              **Date of Revision:**  
**Applicant:** GARY KOONTZ

## **PROPERTY INFORMATION**

**General Location:** East side of Jackson Rd., north of Lucile Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 92 M B 012                      **Jurisdiction:** City  
**Size of Tract:** 11.01 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached Residential Subdivision                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** Metropolitan Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:**  
**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:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the development plan for up to 78 attached residential units with 48 units being on individual lots, subject to the following 3 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Obtaining variances from the Knoxville Board of Zoning Appeals for the 1-car residential units that cannot meet the minimum parking requirement of providing 2 parking spaces on site for each unit.
3. Meeting all applicable requirements of the previously approved use on review application (2-M-07-UR).

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within the RP-1 zoning district.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal is more dense compared to the scale and intensity of adjacent development and zoning patterns, however, the impact on adjacent properties will be minimal due to the fact that this development will help to provide a transition between the residential and industrial uses surrounding this site. As previously stated, use on review approval was already granted for the 78 unit development.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the RP-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed 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 additional traffic through residential areas.
3. The proposed RP-1 zoning for the property would allow a density up to 8 du/ac. At a proposed density of 7.06 du/ac, the development is consistent with the allowed zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan proposes low density residential uses for the site. The City of Knoxville One Year Plan proposes mixed uses including low and medium density residential uses which is consistent with the proposed density of 7.06 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 5/13/2010

**Details of Action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Obtaining variances from the Knoxville Board of Zoning Appeals for the 1-car residential units that cannot meet the minimum parking requirement of providing 2 parking spaces on site for each unit.
3. Meeting all applicable requirements of the previously approved use on review application (2-M-07-UR).

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within the RP-1 zoning district.

**Summary of Action:** APPROVE the development plan for up to 78 attached residential units with 48 units being on individual lots, subject to the following 3 conditions:

**Date of Approval:** 5/13/2010

**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:**