

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

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File Number: 5-C-17-UR
Application Filed: 3/23/2017
Applicant: GEORGES BRANDAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Cedarpark Ln., east of Park Village Rd.
Other Parcel Info.:
Tax ID Number: 119 G B 005 **Jurisdiction:** County
Size of Tract: 0.71 acres
Accessibility: Access is via Cedarpark Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling units (8 units in 2 buildings) **Density:** 11.27 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located within the boundary of the old Executive Park Development. The site was zoned PR (Planned Residential) in 1973. Development around this particular site consist of multiple fourplex developments with each building being owned by different individuals.

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

Street: 9145 Cedarpark Ln
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) in 1973

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 8 dwellings in two buildings as shown on the site plan subject to 4 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Provision a proposed landscaping plan for staff approval prior to commencing any ground disturbance of this site.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance

Comments: This is the largest lot in Creekwood Subdivision. The lot previously contained the community swimming pool. The pool was actually demolished approximately 5 years ago. The historic aerial photography shows that the pool was not in use for a number of years before it was demolished. Creekwood Subdivision is developed with a fourplex on each lot. Each fourplex is owned by different individuals. Due to the varied ownership, maintenance of the existing units varies within the development.

Since this lot is approximately twice the size of the other lots in the subdivision, this applicant proposes to construct two fourplexes on the lot. The development density will be approximately the same as the surrounding development.

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

1. The proposed attached residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 11.27 du/ac is compatible with the scale and intensity of the development that has occurred in this area.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street and a minor collector street.
3. The proposed residential development at a density of 11.27 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of 12-24 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential development for this site. The proposed development at a density of 11.27 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/11/2017

Details of Action: 1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Dept.

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Provision a proposed landscaping plan for staff approval prior to commencing any ground disturbance of this site.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance

Summary of Action: APPROVE the request for up to 8 dwellings in two buildings as shown on the site plan subject to 4 conditions

Date of Approval: 5/11/2017

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: