CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-D-04-UR Related File Number:

Application Filed: 4/12/2004 Date of Revision:

Applicant: WILSON VILLAGE, L.P.

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: East side Wilson Rd., south of I-640

Other Parcel Info.:

Tax ID Number: 80 L E 18.01 Jurisdiction: City

Size of Tract: 6.23 acres

Access is via an auto access easement with 45' of right of way from Wilson Rd., a major collector street

with 50' of right of way and 27' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: 72-unit apartment development Density: 11.55 du/ac

Sector Plan: Central City Sector Plan Designation: LDR and MDR

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

Neighborhood Context: The east side of Wilson Rd. in this area, just south of I-640, has been developed with multi-family

residential apartment complexes under RP-1 zoning.

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

Street:

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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 01:07 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Approved: 0 No. of Lots Proposed:

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Michael Brusseau Planner In Charge:

APPROVE the development plan for 72 multi-family residential apartment units in the RP-1 zoning Staff Recomm. (Abbr.):

district, subject to 5 conditions:

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

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Connecting the development to sanitary sewer, as well as meeting any other applicable 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 the project.

5. Meeting all requirements of the City of Knoxville Arborist.

With the conditions noted above, this request meets all requirements for approval in the RP-1 zoning

district, as well as other criteria for approval of a use on review.

The applicant is proposing a 72-unit apartment development on the subject property, consisting of 4 one bedroom units, 56 two bedroom units and 12 three bedroom units in 3 two to three story buildings. Proposed access to the property is by way of a recorded auto access easement through the adjacent

property to the west (Gables Apts.), leading to Wilson Rd.

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

- 1. Public water and sewer utilities are in place to serve this proposed development.
- 2. The 72 apartment units proposed would add about 612 vehicle trips per day to the street system and about 38 children under the age of 18 to area schools.
- 3. The proposed development is compatible with the scale and intensity of the other apartment development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING **ORDINANCE**

- 1. The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
- 2. The proposed use 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The City of Knoxville One Year Plan, proposes medium density residential uses for this site, consistent with the proposal.
- 2. The Central City Sector Plan proposes medium density residential uses for most of the site, with low density residential on a portion.
- 3. The proposed development density of 11.55 du/ac is at the lower end of the 6 to 24 du/ac density range allowable under the One Year Plan's medium density residential designation.

MPC's approval or denial of this request is final, unless the action is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

1/31/2007 01:07 PM Page 2 of 3

Comments:

MPC Action: Approved MPC Meeting Date: 5/13/2004

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Connecting the development to sanitary sewer, as well as meeting any other applicable 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 the project.

5. Meeting all requirements of the City of Knoxville Arborist.

Summary of MPC action: APPROVE the development plan for 72 multi-family residential apartment units in the RP-1 zoning

district, subject to 5 conditions:

Date of MPC Approval: 5/13/2004 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 Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:07 PM Page 3 of 3