

# 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  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-E-04-UR                      **Related File Number:**  
**Application Filed:** 4/12/2004              **Date of Revision:**  
**Applicant:** FARIS EID AND GREG CAMPBELL  
**Owner:**

## PROPERTY INFORMATION

**General Location:** West end of Scottish Pike, southwest of Cherokee Trl.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 L D 1-4 OTHER: 108LA19-25                      **Jurisdiction:** City  
**Size of Tract:** 4.27 acres  
**Accessibility:** Access is via Scottish Pike, a local street with 40' of right of way and 17-18' of pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwellings  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 11.71 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR and Slope Protection  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Scottish Pike is currently developed with dwellings that were developed under R-1A 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:** MPC approved the MDR plan designation and RP-1 zoning at a density of 6 to 12 du/ac for this property on 10/10/03 and 4/10/03 (10-E-02-PA/10-G-02-RZ and 4-F-03-PA/4-AA-03-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE the development plan for 50 multi-family residential condominium units in the RP-1 zoning district, subject to 7 conditions:

**Staff Recomm. (Full):**

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.
6. Approval of all proposed boat slips from TVA and the Corps of Engineers. Documentation must be provided to MPC prior to certification of any plans showing boat slips.
7. A plat, combining the parcels included as part of this development into one lot of record, must be submitted to MPC for review prior to certification of plans.

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.

**Comments:**

The applicant is proposing a 50-unit condominium development on the subject property, to be developed in two phases. Phase 1 includes 30 three bedroom units and phase 2 includes 5 two bedroom units and 15 three bedroom units, for a total of 50 units. The architectural elevations show 1 six story building with garages on the bottom level. The proposal also includes boat slips on the river for the use of residents only. The attached letter from the applicant describes the intent of the boat slips. The boat slips will require approval from TVA and the Corps of Engineers.

### **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 50 condominium units proposed would add about 425 vehicle trips per day to the street system and about 24 children under the age of 18 to area schools.
3. The proposed development will generate traffic on Scottish Pike above current levels, but the proposal is consistent with the one year plan designation and zoning of the property. The applicant may be required by City Engineering to make some improvements to Scottish Pike to accommodate the development. Other than traffic, the impact to adjacent properties should be minimal.

### **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 South County Sector Plan proposes low density residential use, with slope protection on a

portion of the site.

3. The proposed development density of 11.71 du/ac is within the 6 to 12 du/ac density range allowable under the RP-1 zoning of the property.

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.

**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.
6. Approval of all proposed boat slips from TVA and the Corps of Engineers. Documentation must be provided to MPC prior to certification of any plans showing boat slips.
7. A plat, combining the parcels included as part of this development into one lot of record, must be submitted to MPC for review prior to certification of plans.

**Summary of MPC action:** APPROVE the development plan for 50 multi-family residential condominium units in the RP-1 zoning district, subject to 7 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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**