

# 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-N-06-UR                      **Related File Number:** 5-SI-06-C  
**Application Filed:** 4/10/2006              **Date of Revision:**  
**Applicant:** CANNON & CANNON  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Valley View Dr., west side of Knox Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 70 B F 002                      **Jurisdiction:** City  
**Size of Tract:** 7.25 acres  
**Accessibility:** Access is via Valley View Dr., a minor collector street with a 20' pavement width within a 40' right-of-way, and Knox Lane, a local street with an 18' to 20' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential condominiums                      **Density:** 5.93 du/ac  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in a single-family neighborhood that has developed under R-1 zoning.

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

**Street:** 3707 Knox Ln  
**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:** Property rezoned to RP-1 (Planned Residential) at 1-5.99 du/ac by Knoxville City Council on 1/17/2006.

## 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:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the development plan for up to 43 attached dwellings subject to 6 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Engineering Division.
4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
5. Establishing a property owners association that will be responsible for maintenance of the drainage system, driveways and all common areas.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

**Comments:** The applicant is proposing to develop this 7.25 acre tract as a residential condominium with 43 attached dwelling units at a density of 5.93 du/ac. Access to the development will be from both Valley View Dr. and Knox Ln. The driveway off of Knox Ln. will be located within a KUB powerline easement which will require approval from KUB before construction.

The Planning Commission recommended approval of a rezoning of this property to RP-1 (Planned Residential) at a density of up to 5.99 du/ac on December 8, 2005 (12-F-05-RZ). The rezoning request was approved by Knoxville City Council on January 17, 2006.

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

1. The proposed development will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed residential condominium development is consistent in use and density with the zoning designation for this property.
3. Any school age children living in this development are presently zoned to attend Spring Hill Elementary, Whittle Springs Middle & Fulton High Schools.

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

1. With the stated conditions, the proposed residential condominium meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 substantial additional traffic through residential areas since the development has direct access to a minor collector street.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The East City Sector Plan and Knoxville One Year Plan identify this property as low density residential at a density less than six units per acre. The RP-1 zoning approved for this site will allow a density of up to 5.99 du/ac. With a proposed density of 5.93 du/ac, the proposed development is consistent with the One Year Plan and Sector Plan.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

**MPC Action:** Approved as Modified

**MPC Meeting Date:** 5/11/2006

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
  3. Meeting all applicable requirements of the Knoxville Engineering Division.
  4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
  5. Establishing a property owners association that will be responsible for maintenance of the drainage system, driveways and all common areas.
  6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
  7. (Added by Planning Commission 5/11/2006) Deleting the access to Knox Lane from the plan and providing a hammer head turnaround instead.

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

**Summary of MPC action:** APPROVE the development plan for up to 43 attached dwellings subject to 7 conditions.

**Date of MPC Approval:** 5/11/2006

**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:**