

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-O-06-UR

Related File Number:

Application Filed: 4/10/2006

Date of Revision:

Applicant: JIM SULLIVAN

Owner:

PROPERTY INFORMATION

General Location: Northwest side of Old Valley View Dr., northeast of Lyons Way.

Other Parcel Info.:

Tax ID Number: 70 A B 3 & 4

Jurisdiction: City

Size of Tract: 5.4 acres

Accessibility: Access is via Old Valley View Dr., a local street with a 15' pavement width within a 35' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Apartments

Density: 6.67 du/ac

Sector Plan: East City

Sector Plan Designation: MDR & OS

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

Neighborhood Context: Site is in an area that has a mix of single-family and multi-family development.

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

Street: 3501 Old Valley View Dr

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. With the stated conditions, the proposed apartment complex 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 identifies this property as medium density residential with a slope protection area on the northern third of the site. The Knoxville One Year Plan identifies the property as medium density residential with an open space designation on the northern third of the site. The site is located in the Urban Growth Area of the Growth Policy Plan. The RP-1 zoning approved for this site will allow a density 6 - 24 du/ac for the medium density portion of the property. With a proposed density of 6.67 du/ac, the proposed development is consistent with the One Year Plan, Sector Plan and Growth Policy Plan. The area designated as slope protection on the Sector Plan and open space on the One Year Plan will remain undeveloped.

MPC Action: Approved **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 name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
 3. Prior to any approvals for construction activity on the site, a detailed grading plan shall be provided to the Knoxville Engineering Staff to show that the maximum cross slope requirements for the parking spaces are not exceeded. If the maximum slope is exceeded, the number of apartment units will have to be reduced.
 4. Meeting all applicable requirements of the Knoxville Engineering Division.
 5. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project. The landscape plan shall also include a Type C landscape screen (copy attached) along the property lines at the rear of the units on both the northeast and southwest sides of the property.
 6. Establishing a greenway easement along the ridge line at the northern side of the property, if required by the Knoxville Greenways Coordinator.
 7. 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.

Summary of MPC action: APPROVE the development plan for up to 36 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: