# **CASE SUMMARY**

#### APPLICATION TYPE: USE ON REVIEW

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

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

Applicant: C. L. GREENE DEVELOPMENT, LLC

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

#### **PROPERTY INFORMATION**

General Location: Northwest side Strawberry Plains Pike, southwest of Pine Grove Rd.

Other Parcel Info.:

Tax ID Number: 84 45, 49 Jurisdiction: County

Size of Tract: 10.59 acres

Accessibility: Access is via Strawberry Plains Pike, a major arterial street with 23' of pavement width within 50' of right

of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residences and vacant land

**Surrounding Land Use:** 

Proposed Use: Condominiums Density: 6.61 du/ac

Sector Plan: East County Sector Plan Designation: Mixed Use

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

Neighborhood Context: This area has been developed primarily with large lot residential uses in the A zone. Commercial

development has occurred to the north at the interchange with I-40.

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

**Street:** 6909 Strawberry Plains Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & OB (Office, Medical, and Related Services) - pending on 49

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: MPC approved PR and OB zoning for this property on 6/12/03 (6-J-03-RZ) and 4/8/04 (4-Q-04-RZ). A

use on review plan for 57 condominium units was approved on 3/11/04 (3-E-04-UR).

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 70 condominium units in the PR and OB zoning districts, subject to

5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

4. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.

5. Prior to MPC certification of plans for building permits, a plat must be submitted creating one lot for the condominium development and at least two lots for the OB zoned parcels.

With the conditions noted above, this request meets all requirements for approval in the PR and OB zoning districts, as well as other criteria for approval of a use on review.

Comments:

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

- 1. Public water and sewer utilities are available to serve this development.
- 2. Strawberry Plains Pike has sufficient road width to handle the additional 700 vehicle trips per day that will be generated by this development. Approximately 35 children under the age of 18 will be added to area schools.
- 3. The proposed density of this condominium development is consistent with the PR zoning and associated density of 1 to 12 du/ac.

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

- 1. The proposal is consistent with all requirements of the PR and OB zoning districts, 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. The use will not draw substantial additional traffic through residential areas. 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 East County Sector Plan proposes mixed uses for this property, consistent with this proposal.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning and Appeals The date of the appeal hearing will depend on when the appeal application is filed with the Knox County Codes Administration Department. Appellants have 30 days to appeal an MPC decision in Knox County.

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

**Details of MPC action:** 1. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering

and Public Works to guarantee such installation.

4. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.

5. Prior to MPC certification of plans for building permits, a plat must be submitted creating one lot for the condominium development and at least two lots for the OB zoned parcels.

Summary of MPC action: APPROVE the development plan for 70 condominium units in the PR and OB zoning districts, subject to

5 conditions:

Legislative Body:

Date of MPC Approval: 5/13/2004 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Date of Legislative Action:

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:

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