CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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

Applicant: TRAVIS FULLER

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: West side Wallace Rd., south of Nubbin Ridge Rd.

Other Parcel Info.:

Tax ID Number: 133 077 Jurisdiction: County

Size of Tract: 4.5 acres

Accessibility: Access is via Wallace Rd., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Single family detached development Density: 3.56 du/ac

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is surrounded by residential uses that have developed under RA, PR and Agricultural zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: PR zoning at a density of 1-3.6 du/ac recommended for approval by the Planning Commission at the

April 8, 2004 meeting. To be considered by Knox County Commission on May 24, 2004.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 16 detached single family dwellings subject to 6 conditions.

Staff Recomm. (Full):

1. Approval of the PR zoning at a density of 1-3.6 du/ac by Knox County Commission (4-V-04-RZ).

2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering & Public Works to quarantee such installation.

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

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

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

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The applicant is proposing to develop this 4.5 acre site with 16 detached single-family residences as a condominium project. The proposed density of 3.56 du/ac is within the recommended PR density of 1-3.6 du/ac. A landscaped berm will be placed along the southern property line which adjoins Unit 2 of Chestnut Hill Subdivision. Supplemental landscaping will be provided around the perimeter of the property.

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

- 1. The proposed condominiums will add approximately 13 children under the age of 18 to the school system and 160 new trips to the street system. Wallace Rd. has sufficient capacity to handle the additional traffic generated by this development. Public water and sewer utilities are available in the area to serve the site.
- 2. The site plan includes supplemental landscaping along the periphery of the site to minimize the impact to surrounding properties. It is staff's understanding that the applicant has worked with surrounding property owners regarding this project. There was no opposition at the Planning Commission's rezoning hearing on April 8, 2004.

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

- 1. The proposed condominium 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 additional traffic through residential areas.
- 2. The proposed density of the development is 3.56 du/ac which is within the allowable density range of the PR zoning that was recommended for approval by the Planning Commission on April 8, 2004. The development meets all requirements of the PR zoning district, as well as applicable requirements of Knox County Engineering.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The recommended PR zoning density of 1-3.6 du/ac is consistent with the Southwest County Sector Plans designation of low density residential. The proposed density for this development is 3.56 du/ac.
- 2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

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Comments:

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.

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

Details of MPC action: 1. Approval of the PR zoning at a density of 1-3.6 du/ac by Knox County Commission (4-V-04-RZ).

2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

- 3. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 4. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering & Public Works to guarantee such installation.
- 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 16 detached single family dwellings subject to 6 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:

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