

# 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:** 6-C-03-UR                      **Related File Number:**  
**Application Filed:** 5/1/2003              **Date of Revision:**  
**Applicant:** SOUTHERN MAGNOLIA HOMES  
**Owner:**

## PROPERTY INFORMATION

**General Location:** North side Jenkins Rd., west of Joe Hinton Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 148                      **Jurisdiction:** County  
**Size of Tract:** 3.25 acres  
**Accessibility:** Access is via Jenkins Rd., a collector street with a pavement width of 19' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential condominium development                      **Density:** 3.70 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This is a rolling, open site. There is a mixture of housing types found in the area, including townhouses, apartments and single family dwellings.

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

**Street:** 7319 Jenkins Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property was rezoned PR in 1996 (9-A-96-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:

**Staff Recomm. (Abbr.):** APPROVE the request for up to 12 attached residential condominiums as shown on the development plan subject to 8 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.
5. Provision of a "Class B" landscaping screen along the common boundary between this site and the Reed property to the south.
6. Installing all 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 Dept. of Engineering and Public Works to guarantee such installation.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

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

1. The proposed condominium development will have minimal impact on local services since all utilities are in place to serve this site
2. The use as proposed will have little or no impact on the surrounding residential uses. Other multi-family housing is in place along Joe Hinton Rd.

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

1. The proposed condominiums are 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 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 development density of 3.7 du/ac is under the approved density of 4 du/ac. The plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes low density residential uses for this area. The proposed condominiums being developed at 3.7 du/ac are consistent with the other development found in the area.

**MPC Action:** Approved **MPC Meeting Date:** 6/12/2003

**Details of MPC action:** 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Dept.

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102.
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8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for up to 12 attached residential condominiums as shown on the development plan subject to 8 conditions

**Date of MPC Approval:** 6/12/2003                      **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:**