

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-D-09-UR **Related File Number:**
Application Filed: 4/25/2009 **Date of Revision:**
Applicant: RONALD A. WATKINS

PROPERTY INFORMATION

General Location: Northeast side of Yarnell Rd., northeast and southwest side of Lovell Crossing Way.
Other Parcel Info.:
Tax ID Number: 118 PART OF 017 & 017.04 **Jurisdiction:** County
Size of Tract: 11.14 acres
Accessibility: Access to the site is via Yarnell Rd., a major collector street with 20' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 6.46 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with businesses, offices and a business park along Lovell Rd. frontage. The adjacent property is developed with an apartment complex, under OB/TO zoning. Further west, along Yarnell Rd. are lower density residential uses.

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

Street: Yarnell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PR (Planned Residential) / TO (Technology Overlay) by Knox County Commission on May 26, 2009 with the condition that the site is limited to a maximum of 72 dwelling units.

PLAN INFORMATION (where applicable)

Current Plan Category:

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 the site.
2. The traffic impact study that has been prepared for the development identifies that the road system will continue to operate at acceptable levels of services with the proposed development and therefore no traffic improvements are recommended.
3. With an estimated 17 school age children, there will be minimal impact on the public school system.

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

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed housing development is consistent with the following general standards for uses permitted on review: The proposal 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 is located on a collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan, as amended by the TTCDA Comprehensive Development Plan, 2008 update, designates that this site is located within a Mixed Use Special District (MU-NWCO4). The proposed development is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 6/11/2009

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County if required (County Ord. 91-1-102).
4. Installing all landscaping, as shown on the landscape plan, within 6 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. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
5. Construction of the sidewalks as shown on the development plan meeting American Disability Act requirements.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Obtaining approval of a final plat for the resubdivision of the two tax parcels which incorporates any right-of-way dedication for the realignment of Yarnell Rd. and recording that plat with the Knox County Register of Deeds.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

Summary of MPC action:

APPROVE the request for up 72 dwelling units as shown on the development plan subject to 7 conditions

Date of MPC Approval:

6/11/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: