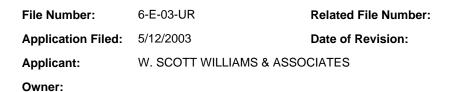
# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902

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PROPERTYINFOR	MATION				
General Location:	East side of Andes Rd., south of Ball Camp Pk.				
Other Parcel Info.:					
Tax ID Number:	91 P D 1 & 2		Jurisdiction:	County	
Size of Tract:	14.74 acres				
Accessibility:	Access is via Andes Rd., a collector street with a pavement width of 21' within a 40' right-of-way.				
GENERAL LAND U	SE INFORMATION				
Existing Land Use:	2 single family dwellings & vacant land				
Surrounding Land Use:					
Proposed Use:	Attached residential condominium development		Dens	ity: 4.96 du/ac	
Sector Plan:	Northwest County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Area	a			

**Neighborhood Context:** Zoning in the area consists of A agricultural and RA and PR residential. Development in the area consists of farming and single family dwellings. The most recent development to occur in this area are two attached single family residential developments.

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

PR (Planned Residential)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning: Property zoned PR (Planned residential) 1-5 du/ac in November 2002

## PLAN INFORMATION (where applicable)

Current 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:	Dan Kelly		
Staff Recomm. (Abbr.):	APPROVE the request for up to 73 attached residential condominiums as shown on the development plan subject to 7 conditions		
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Hear Dept.</li> <li>Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102.</li> <li>Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.</li> <li>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.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>		
_	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. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND		
Comments:	<ul> <li>THE COMMUNITY AS A WHOLE</li> <li>1. The proposed condominium development will have minimal impact on local services. A major improvement to Ball Camp Pk. is scheduled to begin in 2004 which will take part of this site. All utilities are in place to serve this site.</li> <li>2. The use as proposed will have little or no impact on the surrounding residential uses. Other multifamily housing is in place across Andes Rd. and to the north of this site at Ball Camp Pk.</li> <li>CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE</li> <li>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, .</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>1. The request conforms with the Knox County Northwest Sector Plan which proposes low density residential uses for this area. The proposed condominiums will be developed at 4.96du/ac which is consistent with the area.</li> </ul>		
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		

	<ul> <li>Dept.</li> <li>Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102.</li> <li>Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.</li> <li>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.</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ul>					
Summary of MPC action:	APPROVE the request for up to 73 attached residential condominiums as shown on the development plan subject to 7 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 Legi	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: