

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-F-07-UR

Related File Number:

Application Filed: 5/7/2007

Date of Revision:

Applicant: JAMES R. WHITE

PROPERTY INFORMATION

General Location: Northeast side of S. Northshore Dr., southeast of Sandpiper Ln.

Other Parcel Info.:

Tax ID Number: 153 L A 007

Jurisdiction: County

Size of Tract: 2.01 acres

Accessibility: Access is via S. Northshore Drive, a major arterial street with a 22' pavement width within 100' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences

Surrounding Land Use:

Proposed Use: Attached Residential Subdivision

Density: 3.98 du/ac

Sector Plan: Southwest County **Sector Plan Designation:** LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with residential uses under A, PR and RA 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)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: This property was rezoned to PR in January of 2006 (1-S-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for up to 8 attached residential units, subject to the following 11 conditions:

- Staff Recomm. (Full):
1. Connecting to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Certification on the development plan by the applicant's surveyor that there is the required sight distance in both directions along S. Northshore Dr. at the subdivision entrance and at the shared access drive.
 5. Place a note on the development plan that all lots will have access only to the internal street system.
 6. Place a note on the development plan that all intersection grades will have to be approved by the Knox County Dept. of Engineering and Public Works.
 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 8. Establishing a continuous landscaped buffer along the northwest and southeast property lines. This buffer needs to be identified on the development plan.
 9. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit, or posting a bond with Knox County Engineering guaranteeing such installation.
 10. Obtaining a variance from the Knox County Board of Zoning Appeals to reduce the intersection spacing between the proposed driveway and Sandpiper Ln. if deemed necessary.
 11. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning district.

Comments: The applicant is requesting approval of a 8 unit condominium development on this 2.01 acre site. A concept plan/use-on-review for 8 detached residential lots was approved for this site in June of 2006 (6-SE-06-C/6-G-06-UR). The applicant was required to revise their previously approved plan since they are now requesting attached residential units. Access to the 8 units will be through an internal joint permanent easement off S. Northshore Drive. Residential development in this area has also been developed under PR zoning. The site does not have steep slope characteristics, which makes it appropriate for development at the approved density of 4.5 du/ac. Since the property adjoins low density residential development to the northwest and southeast, a 35' landscaped buffer must be maintained along those two property lines. This buffer will lessen the potential impact on adjoining property owners.

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 water and sewer utilities are in place to serve this site.
2. The proposed development is consistent in use and density with the zoning designation.
3. Any school age children living in this development are presently zoned to attend A.L. Lotts Elementary, West Valley Middle, and Farragut High Schools.
4. The required landscaped buffer along the northwest and southeast property lines will lessen the impact on adjoining low density residential developments.

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

1. With the stated conditions, the proposed development meets the standards for development within

the PR (Planned Residential) zoning district and all other requirements of the Knox County Zoning Ordinance.

2. The proposed 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 area since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use. The PR zoning approved for this site will allow a density up to 4.5 du/ac. With the proposed density of 3.98 du/ac. the proposed subdivision 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: Denied **MPC Meeting Date:** 6/14/2007

Details of MPC action: DENY the development plan for up to 8 attached residential units.

Summary of MPC action: DENY the development plan for up to 8 attached residential units.

Date of MPC Approval: **Date of Denial:** 6/14/2007 **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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**