

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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www.knoxmpc.org

File Number: 6-I-06-UR **Related File Number:**
Application Filed: 5/8/2006 **Date of Revision:**
Applicant: SANDERS / PACE ARCHITECTURE
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Linksvue Dr., west of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 132 N A 20-24 **Jurisdiction:** County
Size of Tract: 1.54 acres
Accessibility: Access is via Linksvue Dr., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant residential lots
Surrounding Land Use:
Proposed Use: Attached residential condominium development **Density:** 8.45 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential0 & SLPA (Slope Prot
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located between the commercial existing development and the single family residences within Gettysvue. The site is zoned PR residential. A portion of the golf course is located on the south side of Linksvue Dr.

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:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 13 attached residential condominiums as shown on the development plan subject to 12 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Redesigning the driveway entrance grades per the requirements of the Knox County Dept. of Engineering and Public Works
4. All retaining walls being designed by a structural engineer with review and approval by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site
5. All retaining walls having a brick or stone veneer in keeping with the architectural character of the proposed residential units
6. The bank behind the rear retaining wall not exceeding a 2 to 1 slope.
7. Meeting all requirements of Knox County's Erosion and Stormwater Control Ordinance
8. Prior to commencing any grading on this site, submit a species specific landscaping plan that addresses the issues raised in the comments section of this report
9. All landscaping to be installed 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
10. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
11. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to commencing any grading on this site

Comments: The applicant has submitted and amended plan for a portion of the previously approved Gettysvue development. The original for the site in question was previously approved for five lots. The applicant is proposing to combine these five lots and construct thirteen condominiums on this 1.54 acre site. Development of this site as proposed will result in a development density of 8.45 du/ac. The current zoning of the site is 1-3 du/ac. The existing overall development density of the Gettysvue development is 1.98 du/ac. Changing these five lots to permit 13 condominiums will only result in a small fractional increase in the overall density of the total development.

The site in question is steep. Development of this site for the proposed use will require extensive grading and the use of retaining walls. The grading plan presented to staff will not work. The proposed drive way entrance grade is too steep. A revised grading plan has been discussed with the project engineer, and staff is convinced that a plan can be prepared that will satisfy our concerns. Staff will require the applicant to design and construct and construct the retaining walls as an architectural element of the project. We will require the walls be clad with either brick or stone.

In order to minimize the visual impact of the proposed dwellings, staff will require that a species specific landscaping plan be developed that will provide a dense landscape screen between this project and the single family dwelling to the west. Due to the steep slope of the area between the rear retaining wall and the adjoining lots to the north, staff will recommend the area be heavily landscaped with low maintenance vegetation that will provide a visual screen from the homes overlooking this site.

This site is located between the existing neighborhood serving commercial that has been developed as a part of Gettysvue and existing single family dwellings in the development. Staff believes the proposed

condominium development will serve as a transitional use between the commercial uses and the low density housing.

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

1. The proposed condominiums will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed condominium 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 Bearden High Schools.

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

1. With the stated conditions, the proposed condominium 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 and slope protection. The PR zoning approved for this site will allow a density up to 1-3 du/ac. The development density for all of the previously approved development in this subdivision is 1.98 du/ac. The change of this site from 5 single family lots to 13 attached condominiums will only raise the overall development density fractionally. The proposed density of 8.45 du/ac for the proposed condominiums.
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: 6/8/2006

Details of MPC action:

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Summary of MPC action:

APPROVE the request for up to 13 attached residential condominiums as shown on the development plan subject to 12 conditions

Date of MPC Approval:

6/8/2006

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: