

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-P-01-UR **Related File Number:** 6-SN-01-C
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: SOREY CONSTRUCTION CO.
Owner:

PROPERTY INFORMATION

General Location: East side of Hart Rd., north side of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 154 66.01 **Jurisdiction:** County
Size of Tract: 7.43 acres
Accessibility: Access is via Hart Rd. a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached single family condominium project **Density:** 3.5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located at the intersection of S. Northshore Dr. and Hart Rd. The surrounding area is developed primarily with single family dwellings. A convenience store adjoins the site along its western boundary. Carl Cowan Park is located to the south of the property.

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: Property zoned PR (Planned Residential) @ 3.5 du/ac in May 2000

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: dk

Staff Recomm. (Abbr.): APPROVE the plan for up to 26 detached single family condominiums as shown subject to 12 conditions

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.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing system within Knox County (Ord. 91-1-102).
3. Installation of landscaping shown on the development plan within six months of the issuance of the occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
4. Submission of a grading plan prior to commencing any grading of this site.
5. Reduce the pavement radius in the cul de sac bulb to 30' to lessen the amount of asphalt in the peripheral setback.
6. Grade back the bank at the intersection of S. Northshore and Hart road to improve sight distance to a

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standard acceptable to the Knox County Dept. of Engineering and Public Works.

7. Provide a continuous Class A landscape screen (see attached) in the peripheral boundary setback behind units 21-23 along Hart Rd.
8. Maintaining 15' of undisturbed vegetation or provide a Class A landscape screen along the boundary between this project and the homes fronting on Nantasket Rd.
9. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
11. Installation of landscaping as shown on the revised development plan within six months of the issuance of the first occupancy permit for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

Comments: The applicant is proposing to develop 26 detached single condominiums on this site. This project was originally proposed to be a subdivision. However, due to the configuration of the land, the applicant changed to the condominium concept. This will allow the units to be placed closer to the internal street and reduce the required pavement width. To improve sight distance, the staff will require the applicant to grade the existing bank back at the intersection of S. Northshore and Hart Rd. Additionally, we are requiring that landscape buffers be put in place to shield this site from the bright lights of the adjoining convenience store and to soften the transition to the adjoining subdivision. Due to the slope of the property and the number of drainage ways crossing the site, the staff is requesting that a grading plan be prepared for review by the Knox County Dept. of Engineering and Public Works.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
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Summary of MPC action: APPROVE the plan for up to 26 detached single family condominiums as shown subject to 12 conditions

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.

Date of MPC Approval: 6/14/2001

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: