# **CASE SUMMARY** APPLICATION TYPE: USE ON REVIEW



File Number:	7-A-13-UR	Related File Number:
Application Filed:	5/23/2013	Date of Revision:
Applicant:	SOUTHLAND ENGINEERING	

#### PROPERTY INFORMATION

General Location:	South side of Deane Hill Dr., east side of Winchester Dr.			
Other Parcel Info.:				
Tax ID Number:	120 E D 001	Jurisdiction:	City	
Size of Tract:	2.19 acres			
Accessibility:	Access is via Winchester Dr., a local street with a pavement width of 26' with a 50' wide right-of-way.			

GENERAL LAND USE INFORMATION				
Existing Land Use:	Duplex & vacant land	I		
Surrounding Land Use:				
Proposed Use:	Attached residential development		Density: 3.64 du/ac	
Sector Plan:	West City	Sector Plan Designation:	MDR (Medium Density Residential) pending	
Growth Policy Plan:	Urban Growth Area (I	Inside City Limits)		
Neighborhood Context:	The site forms the eastern boundary of the Deane Hill Estates Subdivision. Development in this subdivision consists of a mixture of detached and duplex dwellings. Norfolk-Southern Railroad forms the southern boundary of the site. A new detached residential subdivision has been developed to the north of the site on what was part of the Deane Hill Country Club property.			

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 7144 Deane Hill Dr

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

**Current Zoning:** 

RP-1 (Planned Residential) pending

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

**History of Zoning:** Rezoning of the site to RP-1 at 5.99 du/ac was approved by City Council in 2014

#### PLAN INFORMATION (where applicable)

#### **Current 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.:

	PLANNING COMMISSION ACTION AND DISPOSITION
Planner In Charge:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE the request for up to 8 attached dwellings (6 new and 2 existing dwellings) on this site as shown on the development plan subject to 8 conditions
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.</li> <li>Meeting all other applicable requirements of the Knoxville City Arborist.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at each driveway looking onto Winchester Dr.</li> <li>Establishment of a homeowners association that will be responsible for maintenance of the stormwater control facilities and other commonly held assets</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.</li> </ol>
	With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other general criteria for approval of a use on review.
Comments:	The applicant is proposing to construct six attached dwellings on this site at the present time. The development will consist of three new residential structures with each building containing two dwelling units. The other two units were built when the site was zoned R-1 (Low Density Residential). Knoxville City Council approved rezoning this property to RP-1 (Planned Residential) at 5.99 du/ac. The plan as submitted complies with the density limits established by the current zoning.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	<ol> <li>The proposed development will have minimal impact on local services since all utilities are in place to serve this development.</li> <li>The proposed plans for the residential development will have minimal impact on the adjoining uses considering that the site is located in an area of other attached and duplex type residential uses.</li> </ol>
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE
	<ol> <li>The proposed residential development meets the standards for development within the RP-1 (Planned Residential) District and all other relevant requirements of the Zoning Ordinance.</li> <li>The proposed residential 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 areas since the site has direct access to an arterial street.</li> </ol>
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The West City Sector Plan recommends LDR (Low Density Residential) use for the area. The proposed plans are consistent with the Sector Plan 2. The site is located within the City as shown on the Urban Growth Area on the Knoxville-Knox

2. The site is located within the City as shown on the Urban Growth Area on the Knoxville-Knox

	County-Farragut	Growth Policy Plan map.			
Action:	Approved		Meeting Date:	4/13/2017	
Details of Action:	<ol> <li>Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.</li> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.</li> <li>Meeting all other applicable requirements of the Knoxville City Arborist.</li> <li>Meeting all applicable requirements of the Knoxville Department of Engineering.</li> <li>Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at each driveway looking onto Winchester Dr.</li> <li>Establishment of a homeowners association that will be responsible for maintenance of the stormwater control facilities and other commonly held assets</li> <li>A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.</li> <li>With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other general criteria for approval of a use on review.</li> </ol>				
Summary of Action:	APPROVE the request for up to 8 attached dwellings (6 new and 2 existing dwellings) on this site as shown on the development plan subject to 8 conditions				
Date of Approval:	4/13/2017	Date of Denial:	Postponements:	7/11/13-3/9/2017	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:				
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knoxville City Co	uncil			
Date of Legislative Action:		Date of Legi	slative Action, Second Reading	g:	
Ordinance Number:	Other Ordinance Number References:				
Disposition of Case:	Disposition of Case, Second Reading:				

If "Other":

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

If "Other":

Amendments: