



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.:

**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):

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
4. Meeting all other applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. 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.
7. Establishment of a homeowners association that will be responsible for maintenance of the stormwater control facilities and other commonly held assets
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

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**

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. 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.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. 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.
2. 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.

**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

County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 4/13/2017

- Details of Action:**
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**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 Council

**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:**