

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-B-17-UR
Application Filed: 5/22/2017
Applicant: W. SCOTT WILLIAMS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Holston Dr., east of Holston Ct.
Other Parcel Info.:
Tax ID Number: 71 O A 011 & 013 **Jurisdiction:** City
Size of Tract: 6.3835 acres
Accessibility: Access is via Holston Dr., a minor collector street with 22' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:** 5.01 du/ac
Sector Plan: East City **Sector Plan Designation:** LDR and HP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is on the northern edge of the large Holston Hills residential neighborhood, zoned R-1 and EN-1. To the north and west, along Asheville Hwy., are commercial uses, zoned C-3.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4704 Holston Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned to RP-1 at a density of 5.99 du/ac by Knoxville City Council on February 28, 2017.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a 32 unit multi-dwelling development subject to 8 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Installation of all internal sidewalks and pedestrian crossings identified on the approved development plan shall be in compliance with the requirements of the Knoxville Department of Engineering and shall meet all applicable Americans with Disabilities Act (ADA) requirements.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. During and after construction, maintaining the driveway access across the western side of the property that serves Tax Parcel 0710A012. Signage shall also be placed identifying this as a private driveway and it is not to be used for access to this development.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
7. Provide landscaping in accordance with the City of Knoxville Tree Protection Ordinance and meeting all applicable requirements of the Knoxville Urban Forester.
8. Obtaining approval and recording a final plat for the combination of the two parcels.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to develop this 6.3835 acre site, which is owned by Knox Housing Partnership, Inc. as a 32 unit senior housing/special needs development. The property was rezoned to RP-1 at a density of up to 5.99 du/ac by Knoxville City Council on February 28, 2017. The proposed density will be 5.01 du/ac.

The development plan includes two 2-story apartment buildings with 12 dwelling units in each, one 1-story apartment building with 6 dwelling units, two 1-story supportive living units and a 1-story community center. To address the needs of the proposed tenants, 17 of the proposed 62 parking spaces will be Americans with Disabilities Act (ADA) designed spaces. The sidewalk system that will connect all buildings within the development will also be ADA compliant.

The southern portion of the site (38%) is located within the Hillside Protection area. As designed, the development is being clustered on the northern portion of the site with the majority of the Hillside Protection area remaining undisturbed.

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

1. The proposed residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. As designed, the development is being clustered on the northern portion of the site. The majority of the southern portion of the site that is located within the Hillside Protection area will remain undisturbed.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed housing development with the recommended conditions is consistent with the

following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas since the development is located off a minor collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan identifies this site for low density residential uses at a density up to 5.99 du/ac. The proposed residential development at a density of 5.01 du/ac complies with the Sector Plan and the current zoning of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/13/2017

Details of Action:

Summary of Action: APPROVE the development plan for a 32 unit multi-dwelling development subject to 8 conditions:

Date of Approval: 7/13/2017 **Date of Denial:** **Postponements:**

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:**