# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 7-C-02-UR Related File Number:

**Application Filed:** 5/31/2002 **Date of Revision:** 

Applicant: WALT DICKSON

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www.•knoxmpc•org

### **PROPERTY INFORMATION**

General Location: Southeast side of Ball Camp Byington Rd. northeast of Crosslane Rd.

Other Parcel Info.:

Tax ID Number: 90 123.16 Jurisdiction: County

Size of Tract: 28.62 acres

Accessibility: Access is via Ball Camp Byington Rd., a collector street with a pavement width of 19' within a 40' right-

of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant

**Surrounding Land Use:** 

Proposed Use: Apartments Density: 5 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Zoning in the area of this site consists of A agricultural, I industrial and PR residential. Development

consists of newly developed single family and multi-family dwellings. Located to the North of the site

industrial uses and a tennis academy are in place.

### 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) pending

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** Rezoning of site to PR (Planned Residential) to be considered by County Commission on 7/22/2002.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 development plan to permit up to 138 multi-family residential units as shown subject to 7 conditions

Staff Recomm. (Full):

- 1. Meeting all applicable requirements 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. Obtaining a driveway connection permit and meeting any other requirements of the Tenn. Dept. of Transportation.
- 4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
- 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6. Installing all landscaping, as shown on the development plan, 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.
- 7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading or building permits.

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.

Comments:

The applicant is proposing to add 138 new apartments to the previously 442 approved units of the Forest Ridge Apartment project. The new apartments will be built on a 28.6 acre site at a development density of 4.83 dwellings per acre. The zoning of the site to PR (Planned Residential) was approved by MPC at its June 13, 2002 meeting with a recommended density of 1 - 5 dwellings per acre. This rezoning was heard by the Knox County Commission on July 22, 2002. The site slopes upward from Ball Camp Byington Rd. Portions of the site are very steep with slopes approaching forty per cent. The developer will concentrate the density on the more easily developable portion of the site and avoid the steepest portions. Additionally, the area along the northern boundary of the property is subject to flooding. There is no designated floodway in that area, but development will be held out of the low portion of this site.

At the time the last phase of this project was approved, staff had recommended a second access be provided. The plans were approved without the second access point. The developer is now proposing a second access that will provide an alternative means of ingress and egress to the residents in this project. It will be built in the location of the access presently used for construction equipment. By providing this second entrance to the project, emergency services will have greater access flexibility when providing services to this 580 unit apartment project. Since this development will generate in excess of 750 trips per day, a traffic impact study was submitted as required. The MPC staff, Knox County's traffic engineer and the staff of the Tenn. Dept. of Transportation have reviewed the study.

MPC Action:

Approved

MPC Meeting Date: 8/8/2002

**Details of MPC action:** 

- 1. Meeting all applicable requirements 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.
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7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading or building permits.

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.

Summary of MPC action: APPROVE the development plan to permit up to 138 multi-family residential units as shown subject to 7

conditions

Date of MPC Approval: 8/8/2002 Date of Denial: Postponements: 7/11/2002

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:

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