

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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File Number: 7-C-08-UR **Related File Number:**
Application Filed: 6/6/2008 **Date of Revision:**
Applicant: COTTAGES AT GOVERNOR'S LANDING

PROPERTY INFORMATION

General Location: Northwest side of E. Gov. John Sevier Hwy., southwest of Holbert Ln.
Other Parcel Info.:
Tax ID Number: 83 D C 015, 016 & 017 **Jurisdiction:** County
Size of Tract: 33 acres
Accessibility: Access is via E. Governor John Sevier Hwy. a three lane arterial street at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 3.61
Sector Plan: East County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The surrounding property is zone A agricultural and F-1 Floodway. Development in the area consists of detached single family dwellings. The Holston River forms the northwestern boundary of the site.

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: The site was PR (Planned Residential at 1-5 du/ac in 2000. Development plans for the site have previously been approved with the latest plan being approved in September, 2007.

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the revised development plan for up to 14 detached dwellings on individual lots and 106 attached residential condominiums as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all requirements of the previously approved concept subdivision plan (9-SI-07-C)
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project or posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to issuance of any 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:

At the September, 2007 MPC meeting this project received an approval for up to 104 attached condominium dwellings and the 14 lots. The applicant is now proposing to develop a 106 unit condominium project along with the 14 lots for detached dwellings on this 33.3 acre site. The road designs have not changed since the previous approval. The applicant is adding two attached dwellings and rearranging a number of the units on the site. In the past, MPC has approved a plan for 161 condominiums on this site (6-G-05-UR). The property is being proposed to be developed at 3.61 dwellings per acre.

A large depression is located on the site. In order to develop within the depress area the applicant will be required to have a qualified geotechnical engineer certify the suitability and stability of each building site. This will necessitate that intensive soil testing be completed before grading and building permits can be issued. The Knox County Dept. of Engineering and Public Works will have to review and approve the issuance of each building permit for any structure that will be located within 50' of the depressed area.

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 can be provided to serve this site.
2. The proposed mixed residential development is consistent in use and density with the zoning of the site.
3. Access to this project will be limited to John Sevier Hwy. via the internal road system of the project.

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

1. The proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed 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.
3. The recommended density of this site is 1-5 dwellings per acre. The proposed 3.61 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved

MPC Meeting Date: 7/10/2008

- Details of MPC action:**
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Summary of MPC action: APPROVE the revised development plan for up to 14 detached dwellings on individual lots and 106 attached residential condominiums as shown on the development plan subject to 3 conditions

Date of MPC Approval: 7/10/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: