

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-15-UR

Related File Number: 7-SA-15-C

Application Filed: 5/26/2015

Date of Revision:

Applicant: SHADY GLEN, LLC

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd., southern end of Westcott Blvd.

Other Parcel Info.:

Tax ID Number: 104 084 & 01708

Jurisdiction: County

Size of Tract: 94.82 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached residential subdivision and apartments

Density:

Sector Plan: Northwest County

Sector Plan Designation: MDR, HP and SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 10105 Hardin Valley Rd

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:

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 Concept and Development Plan for up to 170 detached dwelling units on individual lots, 248 apartment units, and the requested reduction of the peripheral setback from 35' to 25', subject to 7 conditions.

Staff Recomm. (Full):

1. Obtaining approval from Knox County Commission of the requested increase of density of Tax Parcel 104 01708 up to 6 du/ac (8-J-15-RZ).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Connecting the apartments to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Installation of sidewalks for the apartment complex as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) .
6. Installing all landscaping for the apartment complex, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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:

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

1. The proposed apartment development and detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of recent development that has occurred in this area.
3. The traffic impact study that has been prepared for the development identifies that the street system will continue to operate at acceptable levels of services with the proposed development.
4. The applicant has laid out the development to stay off the steeper portion of the site. The concept plan has included the steeper area within common area, and with the recommended conditions, that area will be protected from development.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development 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 in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.
2. The proposed residential development at a density of 4.41 du/ac, is consistent in use and density with the PR zoning of the property at a density of up to 6 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential (MDR) uses for this site. The proposed development at a density of 4.41 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action: Approved **Meeting Date:** 9/10/2015

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Summary of Action: APPROVE the Concept and Development Plan for up to 170 detached dwelling units on individual lots, 248 apartment units, and the requested reduction of the peripheral setback from 35' to 25', subject to 7 conditions.

Date of Approval: 9/10/2015 **Date of Denial:** **Postponements:** 7/9/2015-8/13/2015

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:**