

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-M-02-UR **Related File Number:**
Application Filed: 6/10/2002 **Date of Revision:**
Applicant: PINKSTON CONSTRUCTION, INC.
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Andersonville Pk. ,northwest of Griffith Rd.
Other Parcel Info.:
Tax ID Number: 28 062 **Jurisdiction:** County
Size of Tract: 10.02 acres
Accessibility: Access is via Andersonville Pk., a collector street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attached and detached residential development **Density:** 3.90 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned PR and RA residential and A agricultural. Development consists primarily of single family dwellings. South of the site, in the vicinity of McCloud Rd., an attached residential development and an assisted living facility have been constructed.

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: Development plan for 4 detached and 32 attached residential units approved by MPC on 9/13/2002

PLAN INFORMATION (where applicable)

Current Plan Category:

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 plan for up to 4 detached single family dwellings and 35 attached residential condominiums and the reduction of the peripheral setback from 35' to 15' behind lots 2 & 3 as shown and from 35' to 25' behind lots 14 & 15, subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the approved concept plan (9-SC-01-C)
2. Provide a landscape screen to consist of a single row of evergreen trees to be planted on 20' centers between lots 2, 3, 14 & 15 and the condominium development.
3. 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.
4. Prior to commencing grading on this site, a revised drainage plan per the requirements of the Knox County Dept. of Engineering and Public Work.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
- 6.. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this request meets the requirements for approval in the PR zone, and the other criteria for approval of a use on review.

Comments: On September 13, 2001, MPC approved a development plan for 36 dwellings on this site. The plan called for 4 detached single family dwellings and 32 attached condominiums. Since that time the applicant has commenced grading of the site. In order to increase the number of dwellings permitted in an approved development, the applicant must come back to MPC and request approval of a revised development plan. In this case, the applicant is proposing to add 3 additional attached condominium units with the number of detached single family dwellings staying at four as previously approved. This development is part of the larger Cedar Crossing Subdivision. The attached and detached dwellings in this subdivision will share an amenity area. Internal access to the amenity area is being provided by the construction of a sidewalk connecting the two sections.

There is a request to reduce the 35' peripheral setback from 35' to 15' behind lots 2, 3, 14 & 15 of the Cedar Crossing Subdivision as shown on the plan. This is being requested in order to allow for the construction of a screened porch/patio on the rear of the attached units. Staff will support the reduction of the peripheral setback from 35' to 15' behind lots 2 and 3 and from 35' to 25' behind lots 14 and 15. The developer still owns three of the four lots. Additionally, staff expects the rear of these dwellings to be 50' to 75' apart. Staff will require the applicant to provide a loose landscape screen which will contribute to the privacy between the affected dwellings.

MPC Action: Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

1. Meeting all applicable requirements of the approved concept plan (9-SC-01-C)
2. Provide a landscape screen to consist of a single row of evergreen trees to be planted on 20' centers between lots 2, 3, 14 & 15 and the condominium development.
3. 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.
4. Prior to commencing grading on this site, a revised drainage plan per the requirements of the Knox County Dept. of Engineering and Public Work.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).

6.. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this request 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 plan for up to 4 detached single family dwellings and 35 attached residential condominiums and the reduction of the peripheral setback from 35' to 15' behind lots 2 &3 as shown and from 35' to 25' behind lots 14 &15, subject to 6 conditions

Date of MPC Approval: 7/11/2002

Date of Denial:

Postponements:

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: