

# 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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Knoxville, Tennessee 37902  
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**File Number:** 7-N-04-UR                      **Related File Number:**  
**Application Filed:** 6/7/2004              **Date of Revision:**  
**Applicant:** MOLLENHOUR INVESTMENT GROUP  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest side Sevierville Pike, northwest side Lindy Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 124 H B 1, 2 AND 7                      **Jurisdiction:** City  
**Size of Tract:** 7.35 acres  
**Accessibility:** Access is via Sevierville Pike, a major collector street with 17-18' of pavement width within 40' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House  
**Surrounding Land Use:**  
**Proposed Use:** Detached condominiums                      **Density:** 3.54 du/ac  
**Sector Plan:** South City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is surrounded by single family residences that have developed under R-1 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** MPC approved RP-1 zoning at a density of 1 to 4.5 du/ac on May 13, 2004 (5-Y-04-RZ). The request has received approval on first reading from Knoxville City Council. Second and final reading is scheduled for July 6, 2004.

## 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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE the development plan for 26 detached condominium units in the RP-1 zoning district, subject to 6 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
  2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
  3. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.
  4. Meeting all requirements of the City of Knoxville Arborist.
  5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for this project.
  6. The pending rezoning, 5-Y-04-RZ, must be approved by Knoxville City Council, at the required density for this project.

With the conditions noted above, this request meets all requirement for approval in the RP-1 zone, as well as other criteria for approval of a use on review.

**Comments:** The applicant is proposing to construct 26 detached condominiums on the subject property. The RP-1 zoning is pending approval from City Council. The proposed density of 3.54 du/ac is well within the MPC approved density of 1 to 4.5 du/ac. The applicant has revised the plans to include a 25 foot turning radius on the access drive to Sevierville Pike. The revision is attached behind the full site plan. Two of the 26 units are located such that their access is to Lindy Dr. and Centeroak Dr. Orientation of these two units toward the local streets keeps the development more consistent with other development along the two streets, with the front of the units facing the street. The other 24 units are accessed from Sevierville Pike via a private street. An evergreen landscape screen is shown on the plans, where appropriate, within the periphery setback, to provide a buffer between the proposed development and established single family uses on adjacent parcels.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will add about 260 vehicle trips per day to the street system and about 12 children under the age of 18 to the school system.
3. The proposed detached condominiums are compatible with surrounding residential development.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposal meets all requirements of the RP-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The plans show a total of 26 units proposed on 7.35 acres, which is a density of 3.54 du/ac, consistent with the MPC approved density of 1 to 4.5 du/ac.
3. The proposed detached condominium 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 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. 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. Both the City of Knoxville One Year Plan and the South City Sector Plan propose low density residential uses for the site, consistent with this proposal.

**MPC Action:** Approved

**MPC Meeting Date:** 7/8/2004

**Details of MPC action:**

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.
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5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for this project.
6. The pending rezoning, 5-Y-04-RZ, must be approved by Knoxville City Council, at the required density for this project.

**Summary of MPC action:** APPROVE the development plan for 26 detached condominium units in the RP-1 zoning district, subject to 6 conditions:

**Date of MPC Approval:** 7/8/2004

**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:**