

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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www.knoxmpc.org

File Number: 7-O-05-UR

Related File Number:

Application Filed: 6/13/2005

Date of Revision:

Applicant: JIM HOLIDAY

Owner:

PROPERTY INFORMATION

General Location: East side of Henson Rd., east of Twin Pines Dr.

Other Parcel Info.:

Tax ID Number: 93 H G 3 & 3.01

Jurisdiction: City

Size of Tract: 1.72 acres

Accessibility: Access is via Henson Rd., a minor collector street with a pavement width of 23' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Attached residential condominiums

Density: 5.81 du/ac

Sector Plan: Northwest County

Sector Plan Designation: Low density residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Property in the area is zoned RP-1, R-1A, R-2 and R-1 residential. Development in the area consists of attached and detached single family dwellings and apartments.

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)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property zoned RP-1 at 1-5 du/ac in 1981

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 request for up to 10 semi-attached residential condominium units as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
1. Meeting all applicable requirements of the approved Concept Subdivision plan.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering
4. Constructing the hammer-head turn around at the end of the joint permanent easement to meet the required standard of the Knoxville Fire Dept. (20' x 80')
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knoxville, Ord. (0-280-90)
6. Approval of the rezoning of this site at a density that will support 10 dwellings (8-B-05-RZ)
7. Certification on the development plan by the applicant's engineer that there is 300' of sight distance in both directions on the entrance road looking onto Henson Rd.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits

Comments: This applicant is proposing to divide this 1.83 acre site into 4 lots. All of the lots will have access to Henson Rd. via a joint permanent easement. The applicant's engineer will have to certify that 300' of sight distance is provided as part of the final plat review process.

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

- 1. The proposed subdivision will have minimal impact on local services. KUB can provide water, sewer, electrical and natural gas service to the site.
- 2. Any school age children living in this development are presently zoned to attend Pleasant Ridge Elementary, Northwest Middle and West High Schools
- 3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant uses in the area are attached and detached single family dwellings.
- 4. Drainage will be directed into the existing drainage ways on this site. Storm water detention, grading and drainage plans will be required that meet City of Knoxville requirements.

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

- 1. The proposed detached single-family subdivision meets the standards for development within the RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan and the Knoxville One Year Plan identify this property for low density residential use. The development of the site at 2.18 du/ac as proposed complies with both plans and

the RP-1 zoning approved for this site.

MPC Action:

Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
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Summary of MPC action:

APPROVE the request for up to 10 semi-attached residential condominium units as shown on the development plan subject to 8 conditions

Date of MPC Approval:

7/14/2005

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: