## **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 7-Q-05-UR Related File Number:

Application Filed: 6/13/2005 Date of Revision:

Applicant: KNOX HOUSING PARTNERSHIP

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: North of Oak Ridge Hwy., west of Harrell Rd.

Other Parcel Info.:

Tax ID Number: 78 73.06 Jurisdiction: County

Size of Tract: 3.19 acres

Accessibility: Access to the site is from Oak Ridge Highway, a two lane arterial street with a pavement width of 26'

and a right-of-way width of 110'

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Multi-family residential Density: 12.54 du/ac

Sector Plan: Northwest County Sector Plan Designation: MDR / Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The proposed development would be located adjacent to a community shopping center (east) and a

convenience store (south). Existing residential uses to the north and south are sufficiently screened

from the higher density residential use proposed for this site.

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

Street: 7224 Oak Ridge Hwy

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: Property was rezoned to Planned Residential in 1988. The density was increased to permit up to 18

du/ac earlier this year.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 development plan for up to 40 multi-family units and permit the reduction of the peripheral setback along the site's eastern boundary to 15' as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance
- 2. Meeting all applicable requirements of the Knox county Dept. of Engineering and Public Works
- 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
- 4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
- 5. Installing all landscaping for this project as shown on the development plan, or posting a bond with the Knox County Department of Engineering and Public works to guarantee such installation.

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:

The applicant will develop this site with multi-family dwellings for mature adult living. The proposed use is appropriate for this location due to its proximity to services and medical facilities within less than 1/4 mile of the site. Road width and vehicle speed on Oak Ridge Hwy. are issues for traffic in and out of the proposed development; however, sight distance is greater than 400' and traffic is slowed somewhat by the adjacent traffic light and shopping center. This same developer has constructed a comparable project adjacent to this site.

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 have minimal impact on the street and school systems.
- 3. The proposed multi-family dwellings will be compatible with the scale and intensity of the surrounding development and zoning pattern.

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

- 1. The proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.
- 2. The proposed apartments are consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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. The Northwest County Sector Plan propose medium density residential uses for the site. The

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development as proposed complies with the Sector Plan and the current zoning of the site (PR @ 1-18

du/ac)

MPC Action: Approved MPC Meeting Date: 7/14/2005

**Details of MPC action:**1. Meeting all applicable requirements of the Knox County Zoning Ordinance

Meeting all applicable requirements of the Knox county Dept. of Engineering and Public Works
 Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

Health Dept.

Health Dept.

4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)

5. Installing all landscaping for this project as shown on the development plan, or posting a bond with the Knox County Department of Engineering and Public works to guarantee such installation.

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

Summary of MPC action: APPROVE the development plan for up to 40 multi-family units and permit the reduction of the

peripheral setback along the site's eastern boundary to 15' as shown on the development plan subject

Withdrawn prior to publication?: Action Appealed?:

to 5 conditions

Date of Withdrawal:

Date of MPC Approval: 7/14/2005 Date of Denial: Postponements:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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