CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:7-R-05-URApplication Filed:6/13/2005Applicant:NANCY ROBERTSOwner:Image: Comparison of the second seco

PROPERTY INFORMATION

General Location:	Northwest side of Chatham Cr., northeast of Glade Hill Dr.			
Other Parcel Info .:				
Tax ID Number:	106 G H 1, 1.01 & 1.02 OTHER: 106 GG 15	Jurisdiction: City		
Size of Tract:	3.12 acres			
Accessibility:	Access is via Chatham Cr., a local street with a pavement width of 26' within a 50' right-of-way.			

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:Vacant landSurrounding Land Use:Attached residential developmentDensity: 5.45 du/acProposed Use:Attached residential developmentDensity: 5.45 du/acSector Plan:Northwest CitySector Plan Designation:
Low density residentialGrowth Policy Plan:Urban Growth Area (Inside City Limits)Neighborhood Context:Property in the area is zone R-1 and RP-1 residential. Development consists of attached and detached
single family dwellings.

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:
 Previous Requests:

Extension of Zone:

History of Zoning: Property zoned RP-1 in the 1970's

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.:

Planner In Charge: Dan Kelly Staff Recomm. (Abbr.): APPROVE the request to permit up 17 residential condominium units on the 4 lots as shown on the development plan subject to 9 conditions Staff Recomm. (Full): 1. Provision of the required 25' peripheral setback. 2. Design of the parking areas as required by Article 5, Section 7 of the Knoxville Zoning Ordinance.	ne
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 Meeting all other applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Engineering Dept. Establishment of a homeowners association for the purpose of maintaining the drainage facilities and commonly held assets. Meeting all applicable requirements of the Knoxville City Arborist. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept. Installation of the landscaping as shown on the development plan within 6 months of the issuance occupancy permits for this project. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading or building permits. 	ies ty nce of
Comments: The applicant is proposing to construct 17 residential condominiums on 4 lots that are within the Chatham Village subdivision. Chatham Village was developed in the late 1970's. It contains attached single family dwellings. The zoning of the development is RP-1 (Planned Residential) at 1-7 du/ac. The developed portion of the subdivision is built at 6 du/ac with approximately 90 dwellings on 15 acree. This applicant is proposing a development density of 5.45 du/ac. 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 has water, sewer, electrical and natural gas service to the site. 2. Any school age children living in this development are presently zoned to attend West Hills Elementary, Bearden Middle and Bearden High Schools. 3. The attached residential condominiums are 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, gradit 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 development 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 standards for uses permitted on review: The proposed development is consistent with the	c. acres AND ed yrading NG ne RP- riew: and
significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. CONNFORMITY OF THE PROPOSAL TO ADOPTED PLANS	

	 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 5.45 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:	 Provision of the required 25' peripheral setback. Design of the parking areas as required by Article 5, Section 7 of the Knoxville Zoning Ordinance. Meeting all other applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Engineering Dept. Establishment of a homeowners association for the purpose of maintaining the drainage facilities and commonly held assets. Meeting all applicable requirements of the Knoxville City Arborist. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept. Installation of the landscaping as shown on the development plan within 6 months of the issuance of occupancy permits for this project. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading or building permits. 			
Summary of MPC action:	APPROVE the request to permit up 17 residential condominium units on the 4 lots as shown on the development plan subject to 9 conditions			
Date of MPC Approval:	7/14/2005	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
Legislative Body:	LEGISLATIVE ACTION AND DISPOSITION Knoxville City Council			
Date of Legislative Action:				

If "Other": Amendments:

Other Ordinance Number References:

Disposition of Case, Second Reading:

Effective Date of Ordinance:

Ordinance Number: Disposition of Case:

Date of Legislative Appeal:

If "Other":

Amendments: