

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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File Number: 8-B-04-UR

Related File Number:

Application Filed: 7/9/2004

Date of Revision:

Applicant: LEIGH BURCH III

Owner:

PROPERTY INFORMATION

General Location: West side W. Martin Mill Pike, north side Flenniken Ave.

Other Parcel Info.:

Tax ID Number: 109 I F 13.01

Jurisdiction: City

Size of Tract: 1.65 acres

Accessibility: Access is via Flenniken Ave., a local street with 26' of pavement width with 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Apartments catering to the elderly (42 units)

Density: 25.45 du/ac

Sector Plan: South City

Sector Plan Designation: Commercial

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

Neighborhood Context: This site is within a mixed use area of older single family housing and businesses that have developed under C-3, C-4, O-1 and R-1A zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: MPC approved O-1 zoning on 7/8/04 (7-N-04-RZ).

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 apartments catering to the elderly (42 units), subject to 6 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knoxville Department of Engineering.
 2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
 3. Meeting all requirements of the Knoxville Zoning Ordinance.
 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 the project.
 6. Obtaining final approval of the pending rezoning (7-N-04-RZ) on the subject property to O-1 from Knoxville City Council.

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

Comments: The applicant is proposing to construct a 42 unit multi-family apartment building, catering to the elderly, on the subject property. The O-1 zoning is pending approval from City Council. The O-1 zone allows all uses permitted on review within the R-2 zoning district, in which multi-family residential is listed. The proposed density of 25.45 du/ac is within the permitted density of the zoning ordinance. The proposal includes 34 one bedroom units and 8 two bedroom units in a three story building. Sixty-one parking spaces are provided for the development.

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 could add about 357 vehicle trips per day to the street system and about 19 children under the age of 18 to the school system. These numbers will likely be significantly less if the residents are mostly elderly.
3. The proposed multi-family development is 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 O-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 42 units proposed on 1.65 acres, which is a density of 25.45 du/ac, consistent with the R-2 requirements. For multi-family development, the R-2 zone requires a minimum lot size of 7,500 sq. ft. for the first unit and 1,500 additional sq. ft. for each additional unit.
3. The proposed multi-family 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 commercial uses for the site. The proposed use is less intense than commercial uses and is allowed within the pending O-1 zoning on the property.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Department of Engineering.
2. Connecting the development to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
3. Meeting all requirements of the Knoxville Zoning Ordinance.
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5. Installing all landscaping, as shown on the plan, within six months of issuance of occupancy permits for the project.
6. Obtaining final approval of the pending rezoning (7-N-04-RZ) on the subject property to O-1 from Knoxville City Council.

Summary of MPC action: APPROVE the development plan for apartments catering to the elderly (42 units), subject to 6 conditions:

Date of MPC Approval: 8/12/2004

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: