

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-12-UR **Related File Number:** 8-SA-12-C
Application Filed: 6/25/2012 **Date of Revision:**
Applicant: THE RESTORATION HOUSE VILLAGE - MR. BILLY FULGHUM

PROPERTY INFORMATION

General Location: North side of Robinson Rd., east of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 106 011, 01101, 01501 & 01502 **Jurisdiction:** City
Size of Tract: 5.63 acres
Accessibility: Access is via Robinson Rd., a minor collector street with 20' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:** 4.26 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with low to medium density, attached and detached residential development under R-1, R-1A, A, A-1 and RP-1 zoning.

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

Street: 2319 Robinson Rd
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 rezoned to RP-1 (Planned Residential) at a density of up to 5.9 du/ac by Knoxville City Council on July 24, 2012.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 24 attached residential units, subject to the following 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
3. Revising the development plan by shifting the parking and drive aisle (in front of Building 4) out of the 25' peripheral setback along the northern property boundary. This will help protect the existing vegetation along that property line and allow for additional landscaping in that area. A revised development plan shall be submitted to Planning Commission Staff for approval.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. The gated entrance is subject to approval by the Knoxville Fire Marshal.
6. Revising the landscape plan to include the additional landscaping along the northern property boundary and submitting the revised plan to Planning Commission Staff for approval.
7. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of the first occupancy permit. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections. Trees shall not be located within or on the berm of the detention basin.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. A plat shall be submitted for approval and recording that combines the property into a single lot.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop 24 attached dwelling units on a 5.63 acre tract at a density of 4.26 du/ac. The Planning Commission considered the rezoning request for this property on June 14, 2012 and recommended approval of the change from A-1 (General Agricultural) to RP-1 (Planned Residential) at a density of up to 5.9 du/ac. Knoxville City Council approved the rezoning request on second reading on July 24, 2012.

Access to the site is from Robinson Rd., a minor collector street. A gated entrance is proposed for the property. The proposed development will include four six unit buildings. The buildings are all single story.

The proposed development is a part of Restoration House of East Tennessee, an organization that provides housing for single mothers and their children. The site is laid out to provide family gathering areas between the units and amenities include recreational areas, garden areas and a clubhouse. The office for The Restoration House of East Tennessee is located off site and this approval does not allow the office to locate to this site.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes attached residential development to the south, also zoned RP-1.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

ORDINANCE

1. With the recommended conditions, the proposed attached residential development meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. 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 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan and One Year Plan propose low density residential uses for this property. At a density of 4.26 du/ac, the proposed development is consistent with the approved RP-1 zoning and the Sector and One Year Plan.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 8/9/2012

Details of Action:

Summary of Action: APPROVE the development plan for up to 24 attached residential units, subject to the following 10 conditions:

Date of Approval: 8/9/2012

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: