# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW



File Number: 8-D-18-UR Related File Number: 8-SC-18-C

Application Filed: 6/25/2018 Date of Revision:

Applicant: MADDOX COMPANIES

#### PROPERTY INFORMATION

General Location: North of Rising Oak Way terminus, northwest of Washington Pike, south side McCampbell Dr.

Other Parcel Info.:

Tax ID Number: 49 088.01 Jurisdiction: City

Size of Tract: 94.34 acres

Accessibility:

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Attached and detached residential subdivision Density:

Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)

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

**Neighborhood Context:** 

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

Street: 5304 McCampbell Dr

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:** 

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

8/29/2019 10:36 AM Page 1 of 3

#### 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.:

#### PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 179 detached and 82 attached dwellings on individual lots subject to 1 condition.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zone and a Use on Review.

Comments:

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 since all utilities are available to serve this site.
- 2. The proposed detached residential subdivision at a density of 4.4 du/ac, is consistent in use and density with the existing RP-1 zoning, which allows 5.5 du/ac if the Hillside Protection Area is protected with a conservation easement and trails installed or 4.5 du/ac if it is not. The development does propose to maintain a portion of the Hillside Protection Area but does not propose permanent protections such as a conservation easement.
- 3. Other residential development in the area has occurred under the RP-1 and PR zoning regulations at various densities. The Wyngate Subdivision to the east is zoned PR < 4 du/ac but is developed at approximately 3.4 du/ac. The Legends at Oak Grove apartment complex is zone RP-1 (conditioned when annexed to allow the 264 du previously developed -- approximately 12 du/ac). The Steeple Shadow Condo development is zoned PR < 7 du/ac and is developed at 6.7 du/ac.
- 4. If the conditions are approved as recommended, the development will be required to make improvements to the Washington Pike and Rising Oak Way intersection.

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

- 1. The proposed detached and attached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zone 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 since the subdivision has access to a minor arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan designates this property for low density residential uses with a maximum density of 6 du/ac. The RP-1 zoning approved for the site will allow a density up to 5.5 du/ac. At a proposed density of 4.4 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 8/9/2018

**Details of Action:**1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

\*\*\*\*\*\*\*\*\*\*\* CONDITIONS BELOW APPROVED BY CITY COUNCIL ON 10/23/2018 \*\*\*\*\*\*\*\*\*\*

2. 2. Prior to obtaining a design plan approval for the subdivision, submit a property buffer landscape

8/29/2019 10:36 AM Page 2 of 3

plan to Planning Commission staff for review and approval that will create buffers along the western peripheral boundary and McCampbell Drive. Buffers will be created through a combination of maintaining existing vegetation, grading cuts that place development below the site-line from adjacent property, landscaping berms that should generally vary in height, width, and length to create a free-form naturalistic effect, and new landscaping.

- 3. Placing a note on the final plat that access to the property from McCampbell Drive is restricted for the use of emergency personnel only.
- 4.Closing temporary construction entrances on McCambell Dr by the time that the last housing unit is completed, or five (5) years from the start of site development, whichever occurs first.
- 5.During the construction and build-out phases, construction personnel will be instructed to use the Washington Pike / Rising Oak Way entrance. Equipment and materials brought into the site through the McCampbell Drive entrance will be instructed to use the Washington Pike end of McCampbell Dr. 6.Meet all requirements of Knox County Department of Engineering and Public Works for McCampbell Dr in order to facilitate the transport of large equipment on site.
- 7.Prior to installation of street or common area lighting, submitting a lighting plan satisfactory to City of Knoxville Engineering where all luminaires produce a maximum light trespass no greater than 0.1 footcandles horizontal and vertical illuminance at the at the peripheral boundary. All luminaires shall be a full-cutoff design.

8. Twenty percent less stormwater peak flow rate than required.

Summary of Action: APPROVE the development plan for up to 179 detached and 82 attached dwellings on individual lots

subject to 8 conditions.

Date of Approval: 8/9/2018 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 8/22/2018

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 10/23/2018 Date of Legislative Action, Second Reading:

Ordinance Number: R-363-2018 Other Ordinance Number References:

Disposition of Case: Approved as Modified Disposition of Case, Second Reading:

If "Other": Postponed 9/25 to 10/23 If "Other":

Amendments: Amendments:

Added conditions 2-8.

Date of Legislative Appeal: Effective Date of Ordinance:

8/29/2019 10:36 AM Page 3 of 3