

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-E-17-UR **Related File Number:**
Application Filed: 6/23/2017 **Date of Revision:**
Applicant: AARON PENNINGTON

PROPERTY INFORMATION

General Location: Southeast side of Deane Hill Dr., south end of Gerald R. Ford St.
Other Parcel Info.:
Tax ID Number: 121 A B 004, 005, 006 & 007 **Jurisdiction:** City
Size of Tract: 3.808 acres
Accessibility: Access is via Deane Hill Dr., a major collector street with 24' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mixed use building (residential and non-residential) **Density:** 26.5 du/ac
Sector Plan: West City **Sector Plan Designation:** GC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of light industrial, office and commercial uses under I-2, O-1, C-3, C-4 and C-6 zoning.

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

Street: 6404 Deane Hill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: MPC approved C-3 in June 2017 (6-F-17-RZ). City Council approved C-3 zoning on 8-1-2017.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): TABLE as requested by the applicant.

Staff Recomm. (Full):

Comments: This proposal is a mixed use development that includes 101 dwelling units and 3,000 square feet of commercial space in the C-3 zone. The site is approximately 3.8 acres and will have a gross residential density of approximately 26.6 dwelling units per acre. The development is located on Deane Hill Dr., south of the Gerald R. Ford St. terminus, and approximately 1,000 feet west the Kingston Pike/Deane Hill Dr. intersection. The property is surrounded by a mix of non-residential uses, including a large church, offices, retail, wholesale, animal shelter, railroad right-of-way, self-storage, and a large distribution center.

Residential uses can be considered in the C-3 zone if the planning commission approves a special exception to allow the use. The commercial space shown on the plan is described as being a restaurant(s) but can be any of the permitted uses within the C-3 zone. Because of the small size of the two commercial spaces (2,000 sqft and 1,000 sqft) and the location being at the front of the building, the commercial uses should have little negative impact on the associated residential uses. The parking provided at the front of the building is intended for the commercial use and the parking to the rear of the property is for the residential use. A sidewalk and landscaping will be installed along the Deane Hill Dr. frontage. The amenities provided for the residential use include a clubhouse, workout facilities and a pool.

A traffic impact study (TIS) was submitted for the project and concludes that the project will not have significant negative impact on Deane Hill Dr. at the two driveways for the development and the Deane Hill Dr. / Gerald R Ford Rd. intersection.

Action: Withdrawn

Meeting Date: 5/10/2018

Details of Action:

Summary of Action: Withdraw

Date of Approval:

Date of Denial:

Postponements: 8/10/2017-11/9/2017

Date of Withdrawal: 5/10/2018

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: