

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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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-J-01-UR **Related File Number:**
Application Filed: 7/9/2001 **Date of Revision:**
Applicant: KIRK T. SCHAAD, TRUSTEE
Owner:

PROPERTY INFORMATION

General Location: North side of unnamed right-of-way, north of Kingman Dr., north of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 J B PT. 5 **Jurisdiction:** City
Size of Tract: 29 acres
Accessibility: Access is via Kingman Dr., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attached residential condominium development **Density:** 3.07 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area is zoned A-1 agricultural, R-1 and R-1A residential. The primary land use in the area of this site is single family dwellings. A church and private school adjoin the western boundary of the subject property.

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:
Extension of Zone:
History of Zoning: Property was zoned RP-1 in the mid 1980'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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the plan for up to 89 attached residential condominiums as shown on the development plan subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Installation of landscaping in areas of the site that will not be directly impacted by the construction of dwelling units within 60 days after the completion of the installation of utilities and road construction. All remaining landscaping is to be installed incrementally as each unit is completed or within six months of the issuance of an occupancy permit for each unit.
3. Submitting a revised landscaping plan depicting the proposed ground cover material to be installed as part of this project.
4. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the streets, building exteriors, grounds and other commonly held assets.
5. Provision of street names which are consistent with the Uniform Street naming and Addressing System within Knoxville, Ord. O-280-90.
6. Meeting all applicable requirements of the Knoxville City Arborist.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. A revised site/landscaping plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.
10. Meeting all applicable requirements of the Knoxville City Fire Marshall.
11. Placing a note on the development plan that all access will be limited to the internal streets only.

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:

This site was zoned R-2 (General Residential) until the mid 1980's. At that time, through the One Year Plan process, this area was subject to a general rezoning filed by the MPC staff. The staff report for that rezoning stated that development of the this hillside site should be done under the provisions of a "planned zone". Subsequent to that rezoning a plan was submitted for a detached single family subdivision which would have resulted in the complete grading of this site. That plan was denied by MPC. This applicant is proposing a development of 89 attached residential condominiums on this 29 acre site. A grading and landscaping plan has been submitted which shows that a large portion of the site will remain undisturbed. The landscaping plan addresses the areas that are going to be graded for this project. Staff will require the disturbed areas that will not be part of actual building sites be revegetated within sixty days after the roads and utilities are installed. The installation of the remaining landscape materials will be tied to the issuance of occupancy permits as the project progresses.

Access to the development will be via a stub street which connects with Kingman Dr., a local street within the Keenland Heights Subdivision. Staff generally has reservations with developments that propose multi-family housing having access through a detached single family development. In this case, the proposed condominium development is proposed at a similar density to the existing single family subdivision. Typically, traffic generation from an attached residential development is less on a per unit basis than a detached single family development. Staff believes this development as proposed will generate a little over 700 trips per day. A detached single family development of the same size would be expected to produce approximately 900 trips per day. This traffic will add to the intersection delays that are experienced at all of the side roads that intersect with Pleasant Ridge Rd. The City has proposed an improvement to Pleasant Ridge Rd. that is slated for right-of-way acquisition in 2002 and construction to begin the following year. The proposed improvement is to widen the road to three

lanes. This will reduce the amount time lost due to intersection delays and make left turns safer.

MPC Action:

Approved

MPC Meeting Date: 10/11/2001

Details of MPC action:

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Date of MPC Approval:

10/11/2001

Date of Denial:

Postponements:

8/9/01 - 9/13/01

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: