

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-J-19-UR **Related File Number:** 8-SA-19-C
Application Filed: 6/20/2019 **Date of Revision:**
Applicant: GARRETT TUCKER, PE / ROBERT CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: West side of Pleasant Ridge Road, southeast of I-75 / I-640
Other Parcel Info.:
Tax ID Number: 80 M A 001 **Jurisdiction:** City
Size of Tract: 6.88 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached Residential Subdivision **Density:**
Sector Plan: Central City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4109 Pleasant Ridge 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:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: 68 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 68 attached residential units 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 in the RP-1 zone and the other criteria for approval of 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 attached residential subdivision at a density of 9.88 du/ac, is consistent in use and density with the existing RP-1 zoning, which allows 24 du/ac.
- 3) Other residential development in the area has occurred under the RP-1 and R-1 zoning regulations at various densities. The Meadowood Apartment complex across Pleasant Ridge Rd from the subject site was developed in the RP-1 zone. The West Haven Village neighborhood to the south is an older detached residential neighborhood zoned R-1 that has a typical lot size of approximately 12,000 sqft.
- 4) A landscape screen is being installed along the south boundary to buffer the development from the existing detached residential neighborhood.

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

- 1) The proposed 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.
- 3) If the conditions are approved as recommended, the condition of the zoning will be met by installing an evergreen screen along the south property boundary and the tree lines along the I-640 and Pleasant Ridge Road boundaries will be retained or revegetated as shown on the development plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Central City Sector Plan designates this property for medium density residential uses with a maximum density of 24 du/ac. The RP-1 zoning approved for the site will allow a density up to 24 du/ac. At a proposed density of 9.88 du/ac, the proposed subdivision is consistent with the Sector Plan and One Year 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: 8/8/2019

Details of Action:

Summary of Action: APPROVE the Development Plan for up to 68 attached residential units on individual lots, subject to 1 condition.

Date of Approval: 8/8/2019

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: