

# 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-K-03-UR                      **Related File Number:**  
**Application Filed:** 7/14/2003              **Date of Revision:**  
**Applicant:** KNOXVILLE LAND PARTNERS  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East of N. Gallaher View Rd., south of Broome Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 H B PT. 27.01                      **Jurisdiction:** City  
**Size of Tract:** 4.025 acres  
**Accessibility:** Access is via Walker Springs Ln., a local street with a pavement width of 24' within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Apartments                      **Density:** 11.93 du/ac  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located between Interstate 40/75 and the West Hills neighborhood. Development in the area consists of single family dwellings to the north with offices and commercial development to the south and west.

## 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) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoning to RP-1 @ 1-12 du/ac pending at City Council

## 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:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE the development plan for up to 48 multi-family dwellings on this site as shown on the development plan subject to 7 conditions

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Final approval of the rezoning of this site to RP-1 at the appropriate density to accommodate this project.
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord.O-280-90).
6. Installing the proposed landscaping as shown on the plan within six months of the issuance of the occupancy permit for the proposed buildings.
7. Maintaining the 275' undisturbed buffer and greenway easement as approved in 1995 (5-H-95-UR) and 2000 (9-A-00-UR).

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

**Comments:** This plan is presented as an addition to the previously approved plans for Walkers Crossing Apartments. The development presently contains 304 apartments. This phase of the development will add 48 units to the project. The applicant has worked with the West Hills Community Association in the preparation of this project. The 275' buffer, as previously agreed upon, is being maintained.

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

1. The proposed apartment development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with the residential and office uses found in the area. These apartments serve as a transitional use between the commercial area along I-40/75 and the single family dwellings to the north.

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

1. The proposed apartment development meets the standards for development within the RP-1 (Planned Residential) District and all other requirements of the Zoning Ordinance.
2. The proposed apartment 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 additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan identifies this property for medium density residential use. The proposed development is consistent with the Sector Plan.

2. Access will be via the internal road system in the previously approved portions of this development.

**MPC Action:**

Approved

**MPC Meeting Date:** 8/14/2003

**Details of MPC action:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville City Engineer.
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Final approval of the rezoning of this site to RP-1 at the appropriate density to accommodate this project.
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**Summary of MPC action:**

APPROVE the development plan for up to 48 multi-family dwellings on this site as shown on the development plan subject to 7 conditions

**Date of MPC Approval:**

8/14/2003

**Date of Denial:**

**Postponements:**

**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:**