

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 9-D-06-UR **Related File Number:**
Application Filed: 8/6/2006 **Date of Revision:**
Applicant: FOX SPRINGS, LLC
Owner:

PROPERTY INFORMATION

General Location: North side of Ball Camp Pike, west of Cascade Falls Ln.
Other Parcel Info.:
Tax ID Number: 91 211 **Jurisdiction:** County
Size of Tract: 7.53 acres
Accessibility: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential condominiums **Density:** 4.12 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is in an area of both rural and low density residential development that has occurred under I, A, RA and PR zoning.

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

Street: Ball Camp Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Planning Commission recommended approval of a sector plan amendment to MDR (8-B-06-SP) and a rezoning to PR at a density of up to 7 du/ac (8-L-06-RZ) on August 10, 2006.

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 31 residential condominium units in the PR zoning district subject to the following 8 conditions:

Staff Recomm. (Full):

1. Approval of the sector plan amendment to MDR (8-B-06-SP) and a rezoning to PR at a density of up to 7 du/ac (8-L-06-RZ) by the Knox County Commission.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Providing a driveway connection between this site and the approved condominium development to the east (4-E-06-UR) if the developer moves forward with both projects. The revised site plans would be subject to approval by Planning Commission and County Engineering Staff.
6. Installation of landscaping as shown on the approved landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works. Landscaping shall not be placed at the entrance and along Ball Camp Pike at a location that would interfere with the sight triangle and sight distance requirements.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Establishment of a homeowners association for the purpose assessing fees for the maintenance of drainage structures and all other commonly held assets.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a Use-on-Review.

Comments: The applicant is proposing to develop a 31 unit condominium project on this 7.53 acre tract located on the north side of Ball Camp Pike, west of Cascade Falls Ln. The overall density for the development will be 4.12 du/ac.

The Planning Commission recommended approval of a sector plan amendment (8-B-06-SP) from LDR (Low Density Residential) to MDR (Medium Density Residential) and a rezoning request (8-L-06-RZ) from A (Agricultural) to PR (Planned Residential) at a density of up to 7 du/ac at the August 10, 2006 meeting. The Knox County Commission will considered the requests on September 25, 2006.

The proposed development adjoins another proposed residential condominium development by the applicant that was approved by the Planning Commission on May 11, 2006. As presently designed, there is no planned connection between the two developments. Staff is recommending a condition that a driveway connection be made between the two projects if the developer moves forward with both projects. The revised site plans would be subject to approval by Planning Commission and County Engineering Staff.

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

1. The proposed condominium development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed condominium development at a density of 4.12 du/ac, is consistent in use and density

with the proposed rezoning of the property.

3. Any school age children living in this development are presently zoned to attend Karns Elementary, Middle and High Schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed residential condominium development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as recommended for amendment by the Planning Commission designates this property for medium density residential use. The PR zoning recommended for approval by the Planning Commission will allow a density of up to 7 du/ac. The proposed condominium development at a density of 4.12 du/ac is consistent with the recommended Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 9/14/2006

Details of MPC action:

1. Approval of the sector plan amendment to MDR (8-B-06-SP) and a rezoning to PR at a density of up to 7 du/ac (8-L-06-RZ) by the Knox County Commission.
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Summary of MPC action:

APPROVE the development plan for up to 31 residential condominium units in the PR zoning district subject to the following 8 conditions:

Date of MPC Approval:

9/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

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: