

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: 9-E-06-UR **Related File Number:**
Application Filed: 8/7/2006 **Date of Revision:**
Applicant: NORMA JEAN MEADOWS
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Woody Dr., southwest of Canton Hollow Rd.
Other Parcel Info.:
Tax ID Number: 143 091 **Jurisdiction:** County
Size of Tract: 5.91 acres
Accessibility: Access is via Woody Dr., a minor collector street with 24' of pavement width within 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 4.91 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses under A, PR, RA & RB zoning.

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

Street: 10704 Woody Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned to PR 5 du/ac on 2/9/2006

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request for up to 29 attached residential units as shown on the development plan, subject to the following 11 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering Department.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Reduction of the peripheral setback from 35' to 15' restricted to the rear of lots 10-13.
6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit.
7. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
8. Right-of-way call-out for Woody Dr. needs to be identified on the site plan.
9. Certification on the final plat by the applicant's surveyor that there is the required site distance in both directions along Woody Dr. at the entrance to the shared access drive.
10. Place a note on the final plat that all units will have access only to the internal street system.
11. A revised development plan reflecting the conditions of approval must be submitted to MPC prior to building permit issuance.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning district.

Comments:

The applicant is requesting approval of a 29 unit condominium development. The development will access Woody Dr., and have a private interior roadway. Each unit will have a driveway and a two-car garage. According to the Knox County Zoning Ordinance, since the proposed units will have a two-car garage, guest parking will not be required.

The applicant has requested a reduction of the 35' peripheral boundary setback to 15' along the rear of lots 10-13. When a site zoned PR (Planned Residential) adjoins another PR zoned site, MPC has the authority to reduce the required peripheral setback down to 15'. The reduction of this setback should not have a negative impact on adjoining residences since the applicant has agreed to install additional landscaping between lots 10-13 and the adjoining residential subdivision. A revised site plan must be submitted to MPC showing additional landscaping located behind lots 10-13 and 25-27.

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

1. The proposed condominium development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development is consistent with the use and density of recent zoning changes and subdivision development in the area.

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

1. The proposed condominium development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review:

The proposal 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 a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved as Modified

MPC Meeting Date: 9/14/2006

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering Department.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Reduction of the peripheral setback from 35' to 15' restricted to the rear of lots 10-13. (Amended: Reduction of the front and rear peripheral setback from 35' to 25'.)
6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit.
7. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
8. Right-of-way call-out for Woody Dr. needs to be identified on the site plan.
9. Certification on the final plat by the applicant's surveyor that there is the required site distance in both directions along Woody Dr. at the entrance to the shared access drive.
10. Place a note on the final plat that all units will have access only to the internal street system.
11. A revised development plan reflecting the conditions of approval must be submitted to MPC prior to building permit issuance.
12. (Added additional condition) A continuous dense evergreen hedge shall be planted between lots 10-13 and the adjoining residential subdivision.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning district.

Summary of MPC action:

APPROVE the request for up to 29 attached residential units as shown on the development plan, subject to the following 12 (Amended) 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 Commission

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: