

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-E-19-UR **Related File Number:** 9-SA-19-C
Application Filed: 8/1/2019 **Date of Revision:**
Applicant: URBAN ENGINEERING

PROPERTY INFORMATION

General Location: South side of Deane Hill Drive at the intersection of Cheshire Drive
Other Parcel Info.:
Tax ID Number: 120 E D 007 **Jurisdiction:** City
Size of Tract: 2.85 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 7100 Deane Hill Dr.
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:

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 12 attached dwellings on individual lots, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Installing landscape screening along the west property line, adjacent to parcel 120ED006, as follows: a) type 'B' landscape screen along lots 3-6, and b) type 'C' landscape screen along lots 1, 2, and 7-12 (see Exhibit A and Exhibit B). At a minimum, this landscape screen shall consist of two different evergreen tree species.
3. Installing landscape screening along the east property line, between the Road 'A' and the common lot line with the Cleveland Park Condominiums, as follows: a) type 'B' landscape screen in front of lots 1-3, and b) type 'C' landscape screen along the remainder of the east property line (see Exhibit A and Exhibit B). At a minimum, this landscape screen shall consist of two different evergreen tree species.
4. Submitting a revised landscape plan to Planning staff for review and approval before design plan approval by City of Knoxville Engineering.
5. Installation of all landscaping required in the conditions above, and posting a bond or other acceptable guarantee with the Knoxville Department of Engineering to ensure the installation.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone of a Concept Plan and a Use-on-Review.

Comments:

The developer is proposing to install landscape screening to the rear of lots 3-6 and on the east side of the private right-of-way in front of lots 1-3 (see plan sheet C-1). The proposed tree species is crepe myrtle that are spaced 25' on center. These are labeled as type 'A' landscape screens, however, the tree spacing is consistent with the type 'C' landscape screening (see Exhibit B). Staff is recommending a condition that the two landscape screens shown on the plan be type 'B' landscape screen (see Exhibit A) and type 'C' landscape screening be installed for the remainder of those property lines. The type 'B' screening along the east property line is to block headlights from shining into residences in the adjacent Cleveland Park development and along the west property line to provide additional privacy to the adjacent single-family residence on the adjacent lot.

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 utilities are available to serve this site.
2. The proposed subdivision at a density of 4.3 du/ac, is consistent in use and density (less than 5.9 du/ac) with the approved zoning.
3. The visual and noise impacts on adjacent properties will be minimized if the recommended landscaping screening is required as part of the approval.

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) District 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 development has access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan and the One Year Plan designate this property for low density residential use with a maximum density of 6 du/ac. At a proposed density of 4.3 du/ac, the proposed subdivision is consistent with the Sector Plan and One Year Plan.
- 2. The site is located within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved with Conditions **Meeting Date:** 9/12/2019

Details of Action:

Summary of Action: APPROVE the development plan for up to 12 attached dwellings on individual lots, subject to 5 conditions.

Date of Approval: 9/12/2019 **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:**