

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-J-06-UR **Related File Number:** 9-SI-06-C
Application Filed: 8/7/2006 **Date of Revision:**
Applicant: STERNBERG & STEPHENS PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Southeast side of W. Emory Rd., just west of Granville Conner Rd.
Other Parcel Info.:
Tax ID Number: 56 122, 122.01 AND 123 **Jurisdiction:** County
Size of Tract: 9.98 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached and detached single-family subdivision **Density:** 3.61 du/ac
Sector Plan: North County **Sector Plan Designation:** MU & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 528 W Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC (Town Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to W. Emory Rd., a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property as mixed use. The proposed residential development is consistent with the sector plan designation and uses permitted in the peripheral area of a town center district and the concept plan submitted as part of the rezoning request.
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. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Prior to making application for a grading or building permit, the applicant shall submit a revised development plan addressing Staff concerns regarding the design of the proposed gated entrance, future gated access at the rear access points and providing adequate turning radii for the interior streets and alleys (see comments below). The revised plans must be approved by both Planning Commission and Knox County Department of Engineering and Public Works Staff before applications can be submitted for grading or building permits.
5. Prior to obtaining a grading permit, off-site grading and slope easements must be recorded for the proposed grading onto the property located to the southwest and the railroad right-of-way located to the south.
6. All sidewalks and sidewalk ramps at street crossings must meet American Disability Act standards. A sidewalk shall be added in front of units 15 - 17 and connect to the sidewalk in front of unit 18. Sidewalks must be in place prior to issuance of occupancy permits for this project.
7. Installation of the landscaping, as shown on the development plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Prior to obtaining any certificates of occupancy, a homeowners association must be established for the purpose of maintaining the streets, alleys and sidewalks, stormwater drainage system, landscaping and recreational amenity areas and any other commonly held assets.

With the conditions noted, this development plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action:

APPROVE the development plan for up to 36 detached and attached residential units subject to 9 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: