

▶ **FILE #:** 12-A-06-UR

AGENDA ITEM #: 88

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** **BENCHMARK ASSOCIATES, INC.**

OWNER(S): JOHN M. GILBERTSON
 S & E PROPERTIES

TAX ID NUMBER: 120 E D 3.01 & 4

JURISDICTION: City Council District 2

▶ **LOCATION:** **Southeast side of Deane Hill Dr., northeast of Winchester Dr.**

▶ **APPX. SIZE OF TRACT:** **5.93 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 19' of pavement width within 60' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Condominiums**

HISTORY OF ZONING: Rezoned RP-1 4/13/2006 (4-T-06-RZ)

SURROUNDING LAND USE AND ZONING:
 North: Residences / RP-1 (Planned Residential) & R-1 (Low Density Residential)
 South: Residences / R-1 (Low Density Residential)
 East: Residences / R-1 (Low Density Residential)
 West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area has established residences, zoned R-1 and RP-1, and new residential development to the north, zoned RP-1.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 28 condominium units, subject to the following 12 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville 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. 0-280-90).
6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit.
7. Meeting all applicable requirements of the Knoxville Fire Marshall's Office.
8. Providing 10 guest parking spaces.
9. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of

drainage structures and all other commonly held assets.

10. Certification on the final plat by the applicant's surveyor that there is adequate sight distance in both directions along Deane Hill Dr. at the entrance to the shared access drive.

11. Combining lots 3.01 and 4 via the subdivision process..

12. Place a note on the final plat that all units will have access only to the internal street system.

With the conditions noted above, this request meets all criteria for a use on review in the RP-1 zoning district.

COMMENTS:

The applicant is requesting approval of a 28 unit condominium development. The development will access Deane Hill Dr., and have a private interior roadway. Each unit will have a driveway and a one-car garage. Since the proposed units will have a one-car garage, the applicant will be required to provide 10 additional guest parking spaces. The applicant will be required to certify sight distance in both directions along Deane Hill Dr. during the final plat process.

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

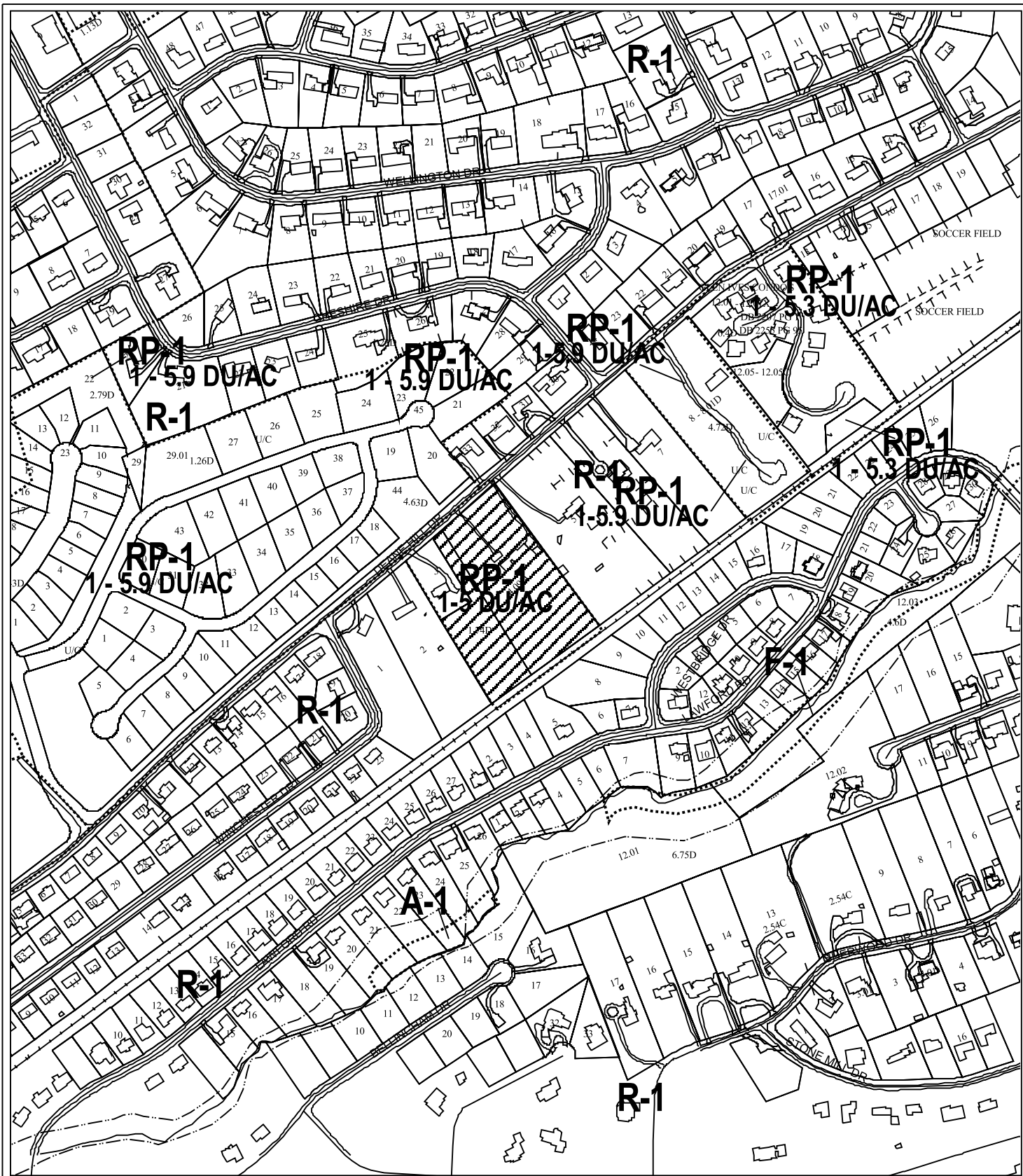
1. The proposed condominium development is consistent with all relevant requirements of the RP-1 zoning, as well as other criteria for approval of a use on review.

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 West City Sector Plan identifies this property as low density residential. The RP-1 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's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



12-A-06-UR
USE ON REVIEW

 Condominiums in RP-1 (Planned Residential)

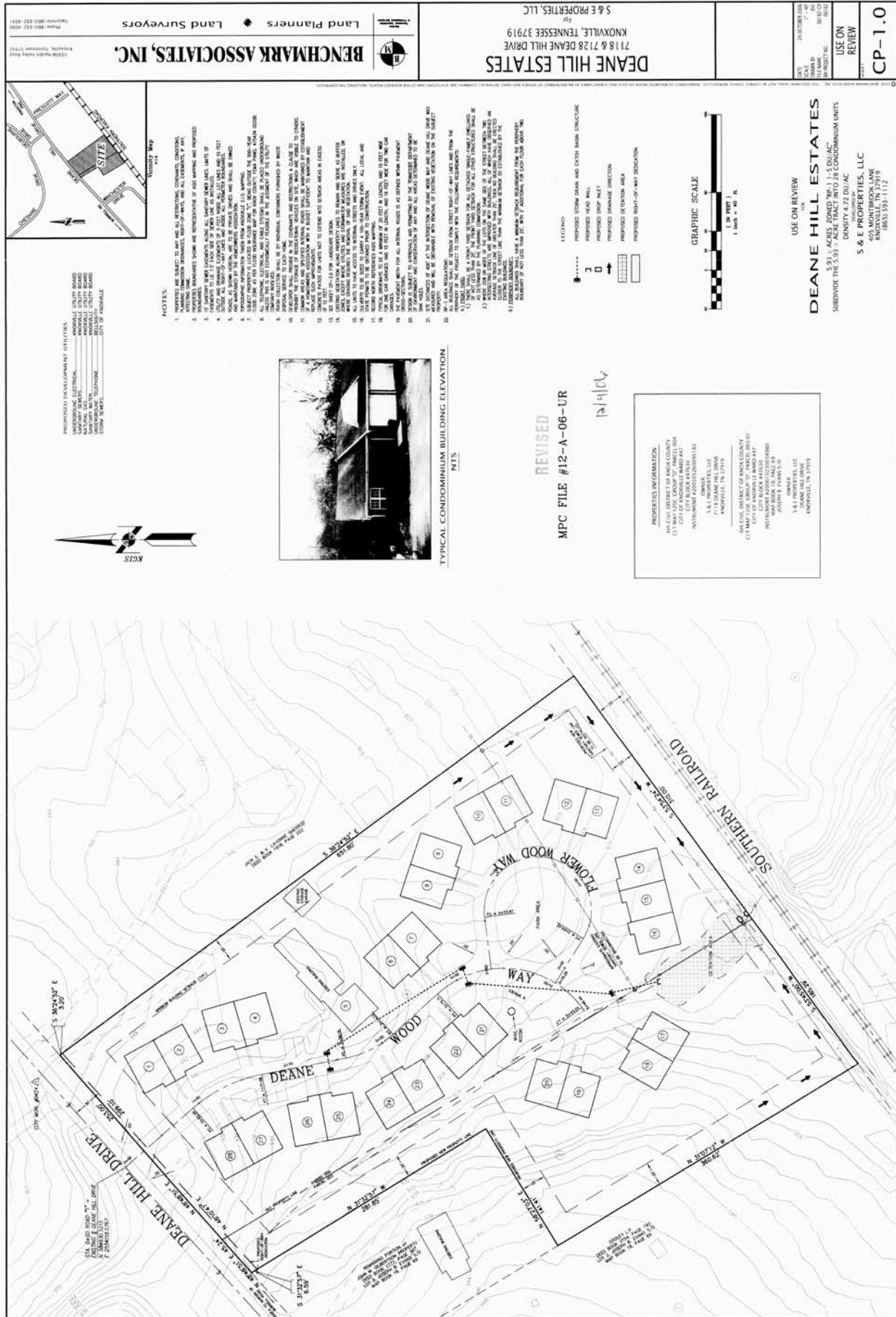
Original Print Date: 11/21/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Benchmark Associates, Inc.

Map No: 120

Jurisdiction: City





PROPOSED DEVELOPMENT UTILITIES:
 SANITARIUM ELECTRICAL
 WATER
 SANITARY WASTE
 TELEPHONE
 CITY OF KNOXVILLE



NOTES:

1. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE INDICATED.
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TYPICAL CONDOMINIUM BUILDING ELEVATION
 NTS

REVISÉ
 MPC FILE #12-A-06-UR

12/1/06

PROPERTY INFORMATION:
 AND COUNTY OF ANDY COUNTY
 CITY OF KNOXVILLE MAP 211
 MAP BOOK 18, PAGE 208
 7118 & 7128 DEANE HILL DRIVE
 KNOXVILLE, TN 37919
 JOSEPH E. THOMAS, LLC
 S & E PROPERTIES, LLC
 KNOXVILLE, TN 37919



- LEGEND**
- PROPOSED STORM DRAIN AND CATCH BASIN STRUCTURE
 - PROPOSED HEAD WALL
 - PROPOSED DRAINAGE DIRECTION
 - PROPOSED DRAINAGE AREA
 - PROPOSED DETENTION AREA
 - PROPOSED RIGHT-OF-WAY BOUNDARY

DEANE HILL ESTATES
 5.91 ± ACRES, ZONED RP-1 (1.5 DU/AC)
 SUBDIVIDE THIS 5.93 ± ACRE TRACT INTO 28 CONDOMINIUM UNITS
 DESIGNED BY:
 S & E PROPERTIES, LLC
 KNOXVILLE, TN 37919
 (865) 393-1112

BENCHMARK ASSOCIATES, INC.
 Land Planners & Land Surveyors
 1058 NORTH MAIN STREET
 KNOXVILLE, TENNESSEE 37917
 PHONE: (865) 282-0221
 FAX: (865) 282-0222

DEANE HILL ESTATES
 7118 & 7128 DEANE HILL DRIVE
 KNOXVILLE, TENNESSEE 37919
 S & E PROPERTIES, LLC

USE ON REVIEW
 DATE: OCTOBER 2006
 SCALE: 1" = 40'
 SHEET NO. 01
 TOTAL SHEETS 03

CP-1.0



DEANE HILL ESTATES
718 & 7128 DEANE HILL DRIVE
KNOXVILLE, TENNESSEE 37919
S & E PROPERTIES, LLP

BENCHMARK ASSOCIATES, INC.
Land Planners & Land Surveyors

LANDSCAPING PLAN
CP-3.0

DEANE HILL ESTATES
LANDSCAPING PLAN AND USE ON REVIEW PLAN
SUBDIVIDE THE 5.93 ± ACRE TRACT INTO 28 CONDOMINIUM UNITS
DENSITY 4.72 DU/AC
S & E PROPERTIES, LLC
405 MONTECLOKE LANE
KNOXVILLE TN 37919
(615) 959-1174