



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 12-J-06-UR

AGENDA ITEM #: 93

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** **SITE, INC.**
OWNER(S): DAVID ROBINETTE

TAX ID NUMBER: 91 210
JURISDICTION: County Commission District 6

▶ **LOCATION:** **North side of Ball Camp Pike at the north end of Cascade Fall Ln.**

▶ **APPX. SIZE OF TRACT:** **11.05 acres**

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

▶ **ZONING:** **PR (Planned Residential)**

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

▶ **PROPOSED USE:** **Attached residential units**

DENSITY PROPOSED: 6.43 du/ac

HISTORY OF ZONING: The Knox County Commission approved a sector plan amendment to MDR and a rezoning request to PR at a density of up to 7 du/ac on April 17, 2006.

SURROUNDING LAND USE AND ZONING:
North: Railroad and residences / RA (Low Density Residential) & I (Industrial)
South: Residences / A (Agricultural) & PR (Planned Residential)
East: Residences / I (Industrial)
West: Vacant land / PR (Planned Residential)

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.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 2 detached residential units on individual lots and 69 attached residential units in the PR zoning district subject to the following 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.
5. Installation of landscaping as shown on the revised 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.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Establishment of a homeowners association that will be responsible 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:

A use-on-review approval was granted by the Planning Commission for this site on May 11, 2006 (4-E-06-UR) for 64 attached residential units and one detached residential unit. The application that is now before the Planning Commission is by a different applicant (a signed contract between the new applicant and the property owner is on file) who is requesting approval of a development plan for 2 detached residential units on individual lots and 69 attached residential units on this 11.05 acre tract at a density of 6.43 du/ac. The existing residence on the site will be retained on a separate lot with an additional lot being created for the one-story brick accessory building that will be converted to a residence. If approved, this development plan will replace the previous approval.

The access drive for the attached residential development will be located directly across from the entrance to Cascade Falls Subdivision. The access drive also crosses a blueline stream to serve six units at the northwest corner of the property. The applicant must obtain approval from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.

The Planning Commission had considered a sector plan amendment (3-C-06-SP) from LDR (Low Density Residential) to MDR (Medium Density Residential) and a rezoning request (3-J-06-RZ) from I (Industrial) to PR (Planned Residential) at the March 9, 2006 meeting. The Planning Commission recommended denial of the sector plan amendment to MDR and had recommended approval of the PR zoning but only at a density of up to 5 du/ac. The Knox County Commission considered the requests on April 17, 2006 and approved the sector plan amendment request to MDR and the rezoning request to PR at a density of up to 7 du/ac.

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

1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed residential development at a density of 6.43 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Karns Elementary, Middle and High Schools.

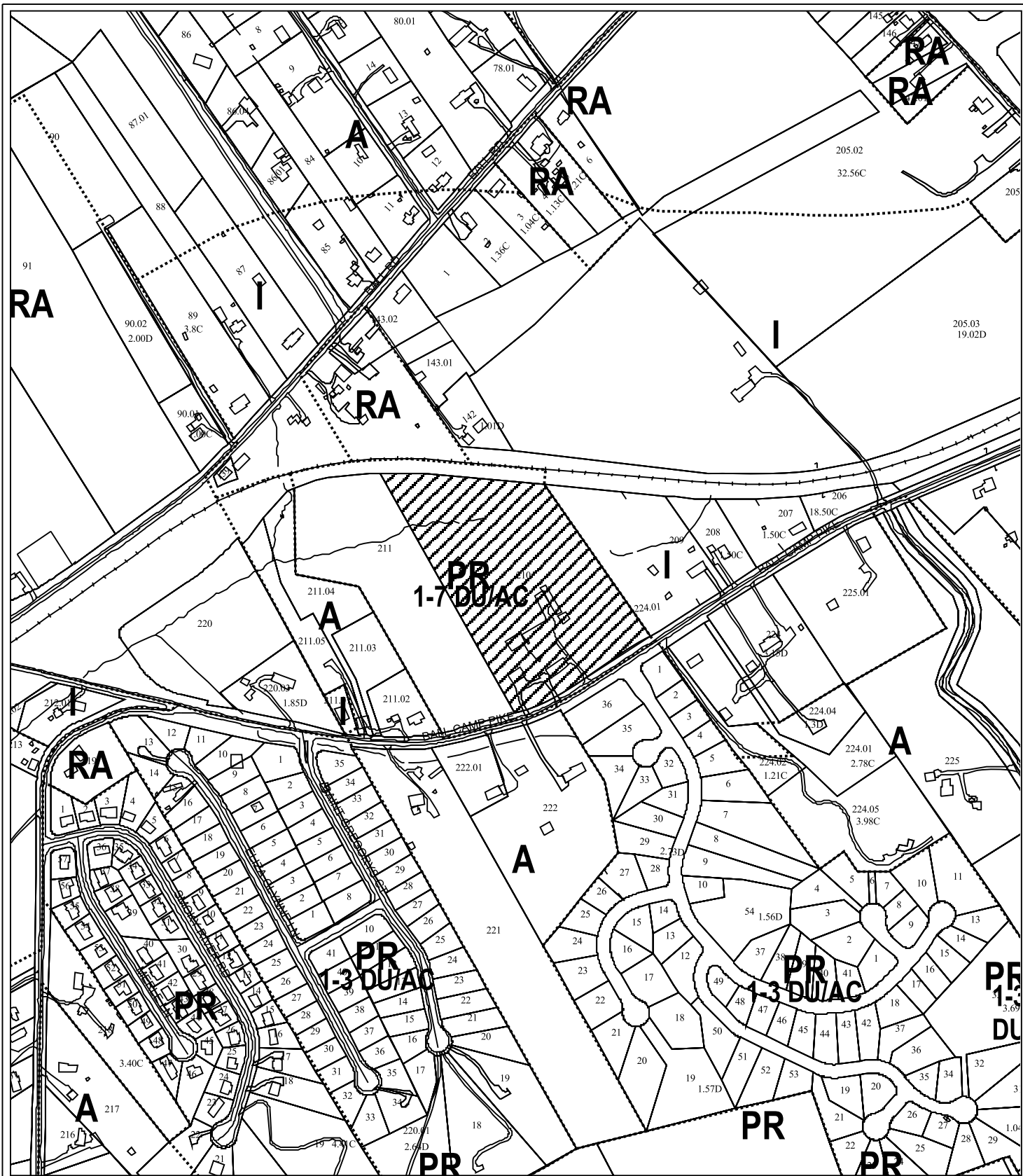
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed residential 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 collector and arterial streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended by the Knox County Commission designates this property for medium density residential use. The PR zoning approved by the Knox County Commission will allow a density up to 7 du/ac. The proposed condominium development at a density of 6.43 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



12-J-06-UR
 USE ON REVIEW

Petitioner: Site, Inc.

Map No: 91

Jurisdiction: County

 Attached Residential Units in PR (Planned Residential)

Original Print Date: 11/30/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





Development Plan for
Henderson Tract
 Ball Camp Pike
 Knox County, Tennessee
 Owner: Debra Henderson

REVISIONS	
NO.	DATE
1	11/27/06
2	12/14/06

C1.0



CERTIFICATION OF CONCEPT PLAN
 I, **DAVID L. HENDERSON**, a duly licensed Professional Engineer in the State of Tennessee, do hereby certify that the plan and accompanying drawings, specifications and notes are a true and correct representation of the actual conditions and proposed improvements as shown on the attached drawings and notes. I have prepared this plan and drawings in accordance with the provisions of the Knoxville County Zoning Ordinance, Chapter 12, and the Metropolitan Planning Commission. My professional seal and signature are on this plan and drawings. My license number is 20423.
 Date: 11/27/06
 David L. Henderson, P.E.

NOTES:
 1. THIS DEVELOPMENT IS TO BE CONSIDERED AS A CONCEPT PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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REVISED 12/14/06
MPC FILE # 12-J-06-UR
 GRAPHIC SCALE
 1" = 40' HORIZ. SCALE
 1" = 40' VERT. SCALE
 EXAMETER GASTON STEVENS, JR.
 11201 E. 6000 S. 2500 S. 2500 S. 2500 S.

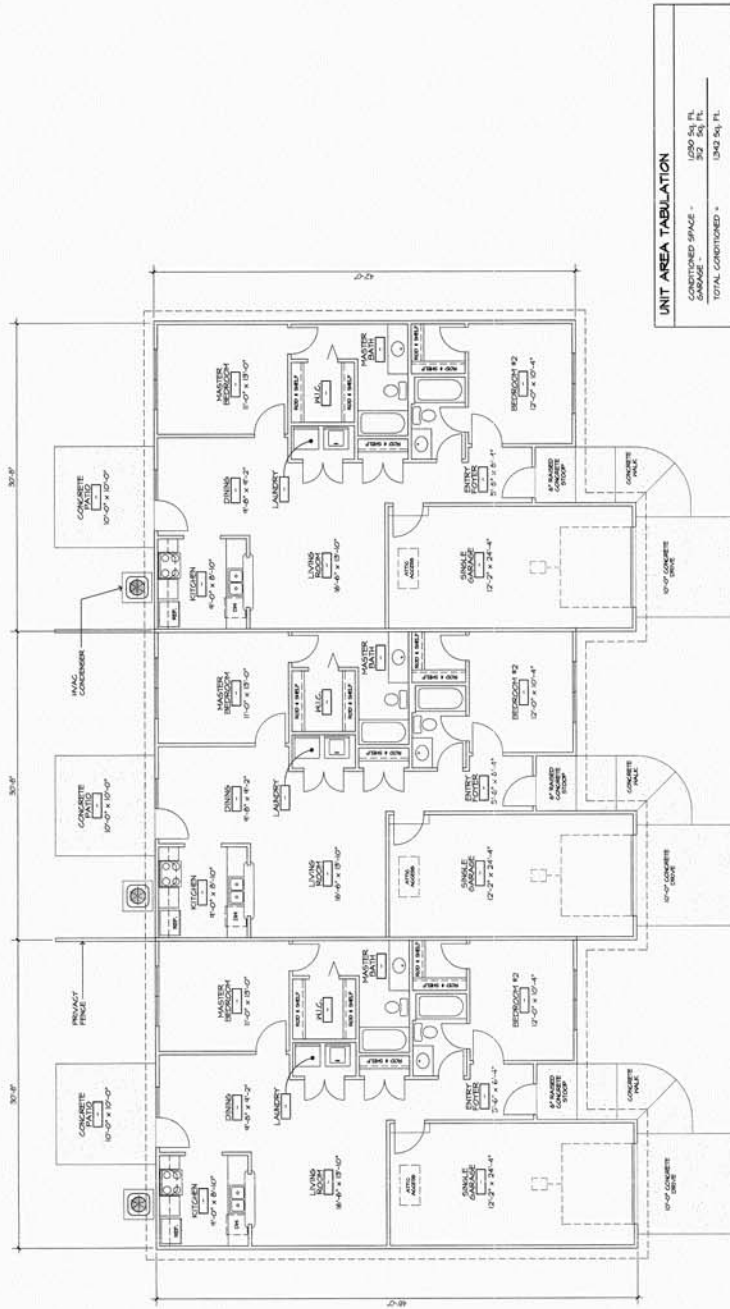
Ball Camp Condos

Ball Camp Pike
 Knoxville, TN 37931

THIS DRAWING HAS BEEN REVIEWED
 BY THE ARCHITECT
 FOR PERMITS
 ISSUED DATE: 12/01/06
 PROJECT NO. 06-001

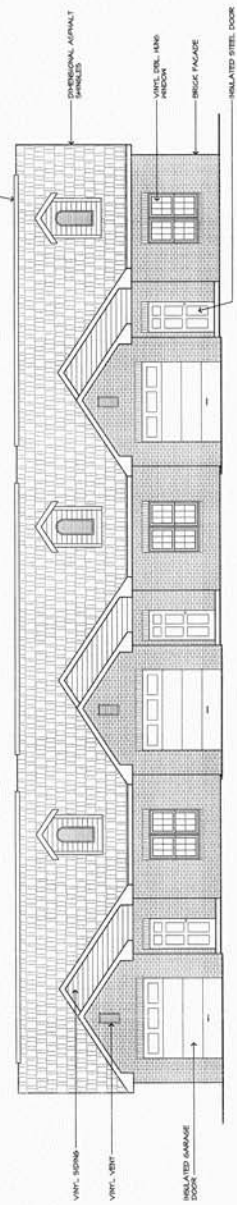
Ball Camp Condos
 FLOOR PLAN
 ELEVATION

A1.1



UNIT AREA TABULATION	
CONDITIONED SPACE -	1200 SQ. FT.
COMMON SPACE -	300 SQ. FT.
TOTAL CONDITIONED -	1500 SQ. FT.

3 - UNIT BUILDING PLAN
 1/8" = 1'-0"



3 - UNIT BUILDING ELEVATION
 1/8" = 1'-0"

10-3-06-11f

DATE	BY	REVISIONS
11/09/06	11/09/06	1. Initial Design
11/09/06	11/09/06	2. Final Design

1.1.0

SYMBOL	DESCRIPTION	CONSTRUCTION	STANDARD ZONE	SPACING
(Circle with cross)	10. Standard Streetlight	Ball Camp Pike	2' - 4' offset	As Shown
(Star)	11. Tree Symbols	Ball Camp Pike	As Shown	As Shown
(Circle with dot)	12. Stormwater Inlets	Ball Camp Pike	As Shown	As Shown

