

▶ **FILE #:** 6-I-06-UR

AGENDA ITEM #: 93

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** SANDERS / PACE ARCHITECTURE

OWNER(S): RONALD WATKINS

TAX ID NUMBER: 132 N A 20-24

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side of Linksvue Dr., west of Ebenezer Rd.

▶ **APPX. SIZE OF TRACT:** 1.54 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Linksvue Dr., a local street with a pavement width of 26' within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

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

▶ **EXISTING LAND USE:** Vacant residential lots

▶ **PROPOSED USE:** Attached residential condominium development

DENSITY PROPOSED: 8.45 du/ac

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Single family residences / PR residential

South: Golf course / OS-1 open space

East: Neighborhood commercial / SC-1 commercial

West: Single family residences / PR residential

NEIGHBORHOOD CONTEXT: The site is located between the commercial existing development and the single family residences within Gettysvue. The site is zoned PR residential. A portion of the golf course is located on the south side of Linksvue Dr.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 13 attached residential condominiums as shown on the development plan subject to 12 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Redesigning the driveway entrance grades per the requirements of the Knox County Dept. of Engineering and Public Works
4. All retaining walls being designed by a structural engineer with review and approval by the Knox County Dept. of Engineering and Public Works prior to commencing any grading on this site
5. All retaining walls having a brick or stone veneer in keeping with the architectural character of the proposed residential units
6. The bank behind the rear retaining wall not exceeding a 2 to 1 slope.
7. Meeting all requirements of Knox County's Erosion and Stormwater Control Ordinance

8. Prior to commencing any grading on this site, submit a species specific landscaping plan that addresses the issues raised in the comments section of this report
9. All landscaping to be installed within six 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
10. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
11. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and approval prior to commencing any grading on this site

COMMENTS:

The applicant has submitted and amended plan for a portion of the previously approved Gettysvue development. The original for the site in question was previously approved for five lots. The applicant is proposing to combine these five lots and construct thirteen condominiums on this 1.54 acre site. Development of this site as proposed will result in a development density of 8.45 du/ac. The current zoning of the site is 1-3 du/ac. The existing overall development density of the Gettysvue development is 1.98 du/ac. Changing these five lots to permit 13 condominiums will only result in a small fractional increase in the overall density of the total development.

The site in question is steep. Development of this site for the proposed use will require extensive grading and the use of retaining walls. The grading plan presented to staff will not work. The proposed drive way entrance grade is too steep. A revised grading plan has been discussed with the project engineer, and staff is convinced that a plan can be prepared that will satisfy our concerns. Staff will require the applicant to design and construct the retaining walls as an architectural element of the project. We will require the walls be clad with either brick or stone.

In order to minimize the visual impact of the proposed dwellings, staff will require that a species specific landscaping plan be developed that will provide a dense landscape screen between this project and the single family dwelling to the west. Due to the steep slope of the area between the rear retaining wall and the adjoining lots to the north, staff will recommend the area be heavily landscaped with low maintenance vegetation that will provide a visual screen from the homes overlooking this site.

This site is located between the existing neighborhood serving commercial that has been developed as a part of Gettysvue and existing single family dwellings in the development. Staff believes the proposed condominium development will serve as a transitional use between the commercial uses and the low density housing.

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

1. The proposed condominiums will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed condominium development is consistent in use and density with the zoning designation.
3. Any school age children living in this development are presently zoned to attend A.L. Lotts Elementary, West Valley Middle, and Bearden High Schools.

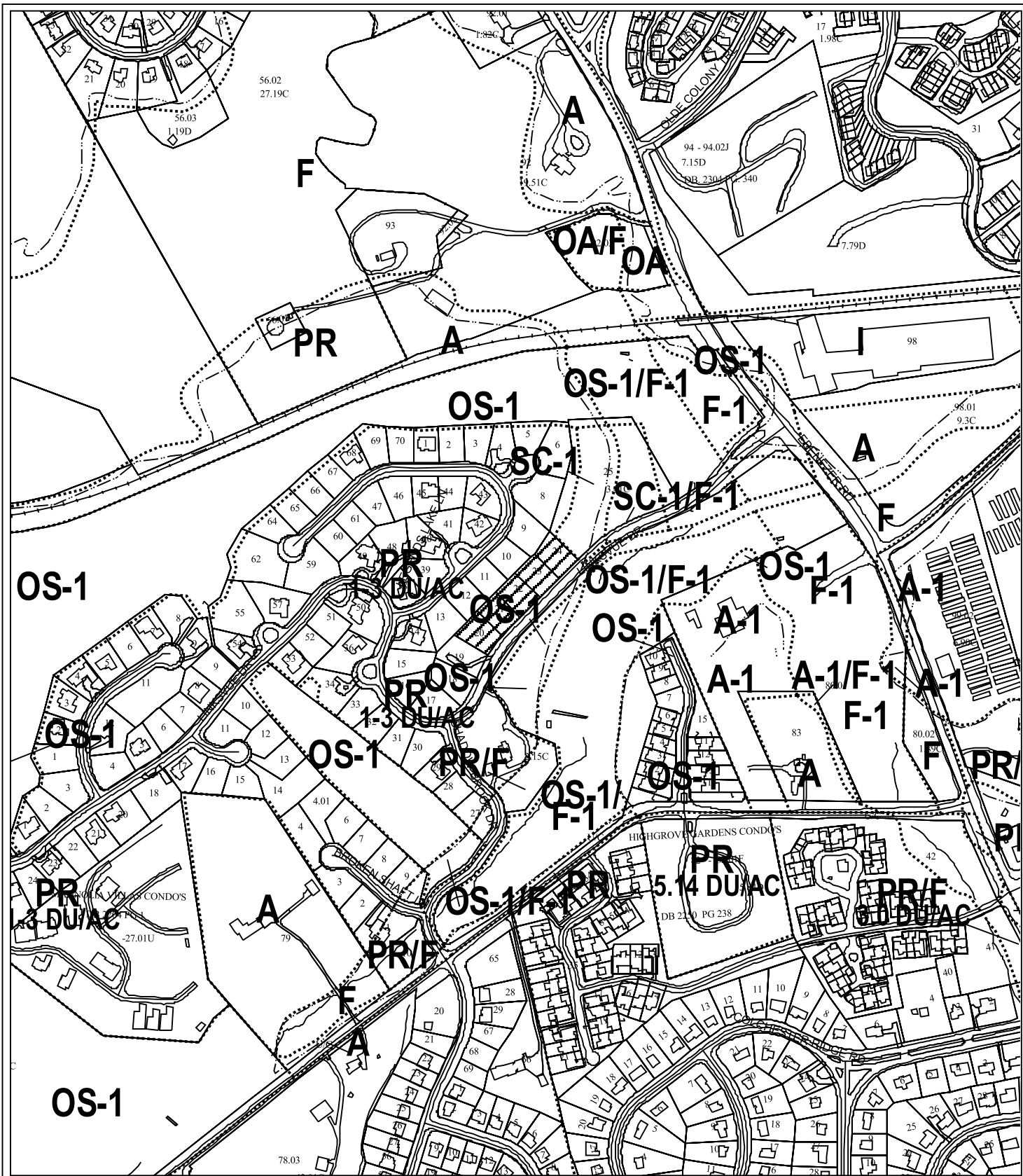
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed condominium development meets the standards for development within the PR (Planned Residential) zoning district and all other requirements of the Knox County Zoning Ordinance.
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. 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 area since the subdivision has direct access to a major arterial street.


CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use and slope protection. The PR zoning approved for this site will allow a density up to 1-3 du/ac. The development density for all of the previously approved development in this subdivision is 1.98 du/ac. The change of this site from 5 single family lots to 13 attached condominiums will only raise the overall development density fractionally. The proposed density of 8.45 du/ac for the proposed condominiums.
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.



6-I-06-UR
 USE ON REVIEW

 Attached residential condominium development in PR (Planned Residential)

Original Print Date: 05/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sanders / Pace Architecture

Map No: 132

Jurisdiction: County



WILL ROBINSON & ASSOCIATES
 1248 N. Shorewood Ln
 Caryville, TN 37114
 (865) 426-7918

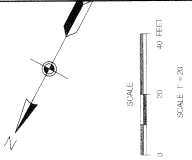


Gettysvne
 A Condominium Development For
 Knoxville, Tennessee

REVISIONS
 1

DRAWN: WWR
 CHECKED: WWR
 DATE: 05/24/06
 FILE NAME:
 PROJECT NO:

C1.1
 SITE LAYOUT PLAN
 DRAWING

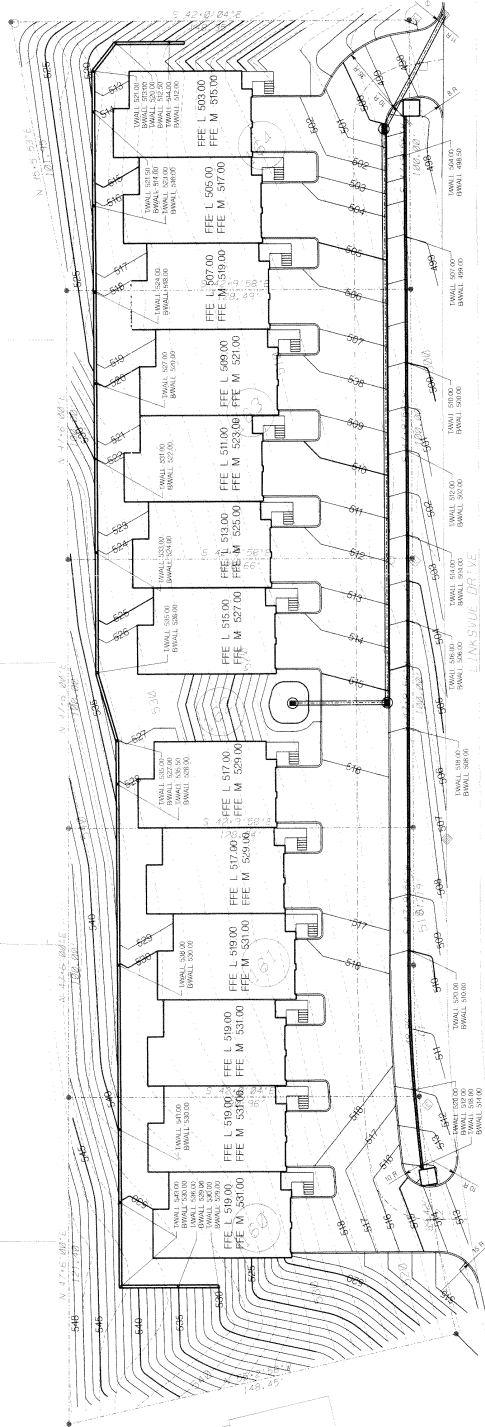


U.O.R.
 DATE: 05/24/06

REVISED

6 T-06 WK

SAMPLES CALL
 VOL 2 & 3
 ARGUMENTED...



LEGEND

EXISTING	PROPOSED	GROUND CONTOUR ELEVATION
SS	SS	SPOT ELEVATION
SS	SS	STRUCTURE
SS	SS	PROPERTY LINE
SS	SS	EASEMENT
SS	SS	EDGE OF PAVEMENT
SS	SS	STORM DRAIN
SS	SS	SEWER/SANITARY
SS	SS	PORTABLE WATER
SS	SS	NATURAL GAS
SS	SS	UNDERGROUND ELECTRICAL
SS	SS	MANHOLE
SS	SS	WATER METER
SS	SS	FIRE HYDRANT
SS	SS	SURFACE FLOW
SS	SS	SILT FENCING
SS	SS	STONED MATERIALS
SS	SS	CURB
SS	SS	CONCRETE PAVEMENT
SS	SS	ASPHALT PAVEMENT
SS	SS	RIP RAP

WILL ROBINSON & ASSOCIATES
 1248 N. Shorewood Ln
 Caryville, TN 37714
 (865) 426-7918



A Condominium Development For
Gettysvue
 Knoxville, Tennessee

REVISIONS:

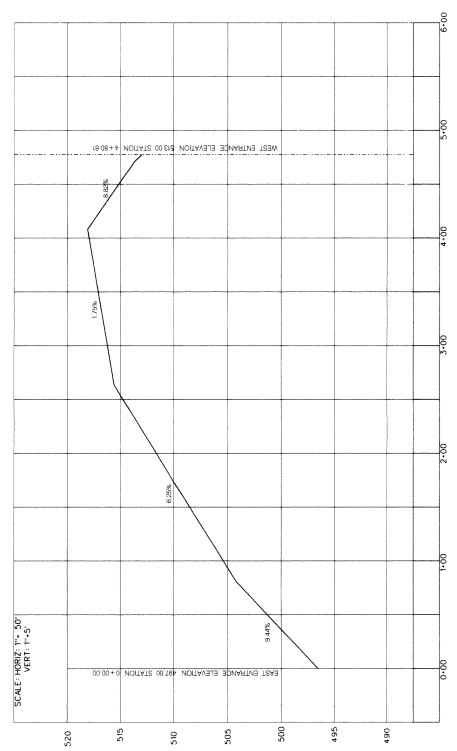
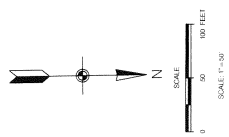
DRAWN: WNR
 CHECKED: WNR
 DATE: 05-24-06
 FILE NAME:
 PROJECT NO:

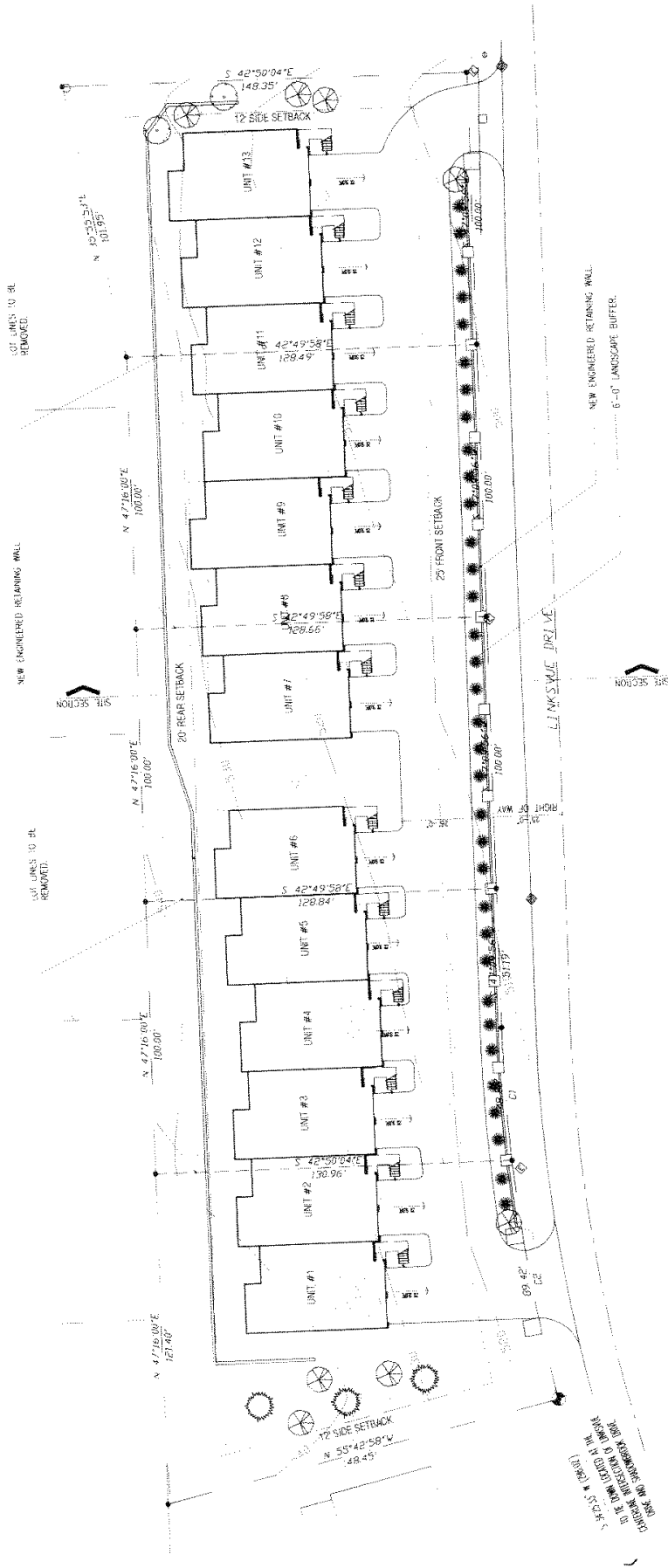
C1.02
 DRIVEWAY PROFILE
 DRAWING

LEGEND

EXISTING	PROPOSED
GROUND CONTOUR ELEVATION	GROUND CONTOUR ELEVATION
SPOT ELEVATION	SPOT ELEVATION
STRUCTURE	STRUCTURE
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
LEVEL OF PAVEMENT	LEVEL OF PAVEMENT
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
POTABLE WATER	POTABLE WATER
NATURAL GAS	NATURAL GAS
UNDERGROUND ELECTRICAL	UNDERGROUND ELECTRICAL
MANHOLE	MANHOLE
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
SURFACE FLOW	SURFACE FLOW
SET BACKING	SET BACKING
STAINED GRANULES	STAINED GRANULES
CLBB	CLBB
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
HP HP	HP HP

6-1-06 UR
 SABLE DESIGN, INC.
 P.O. BOX 8006
 KNOXVILLE, TN 37921
 ARCHITECTS





SCALE: 1"=40'-0"

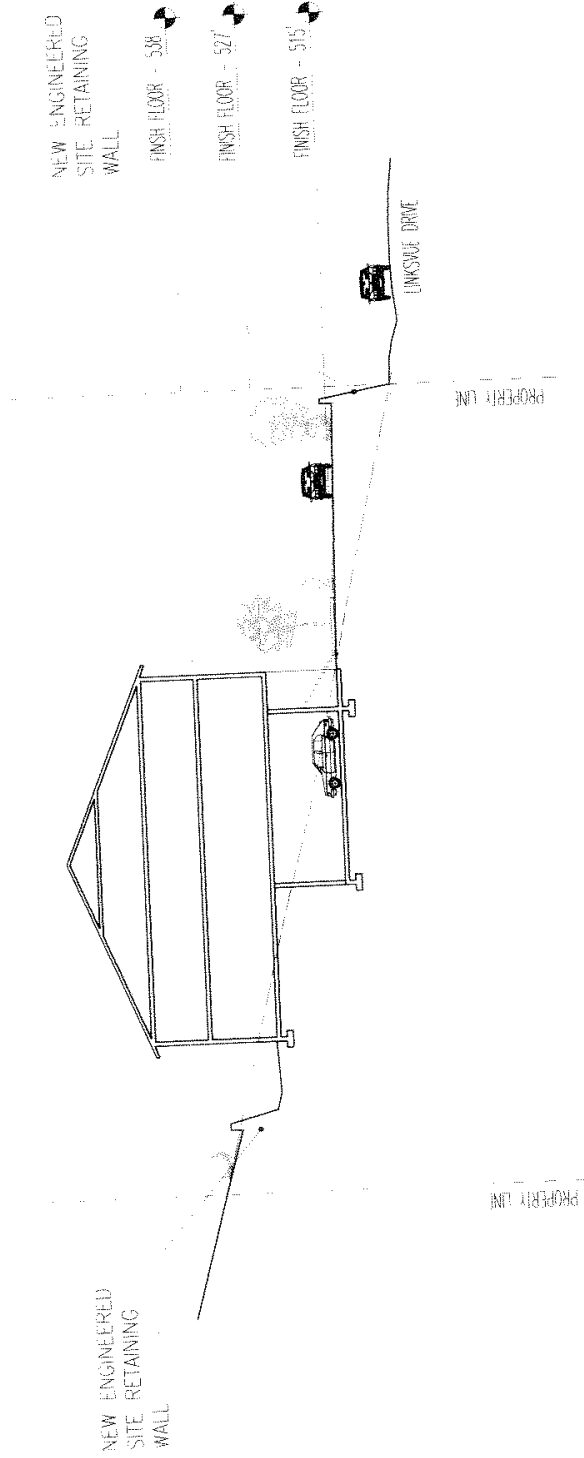
GETTYSVILLE ROW
SITE PLAN

U.O.R.

DATE 5-24-04

6-I-00-00

REVISIONS
DATE 5-24-04
ARCHITECTURE
REVISED

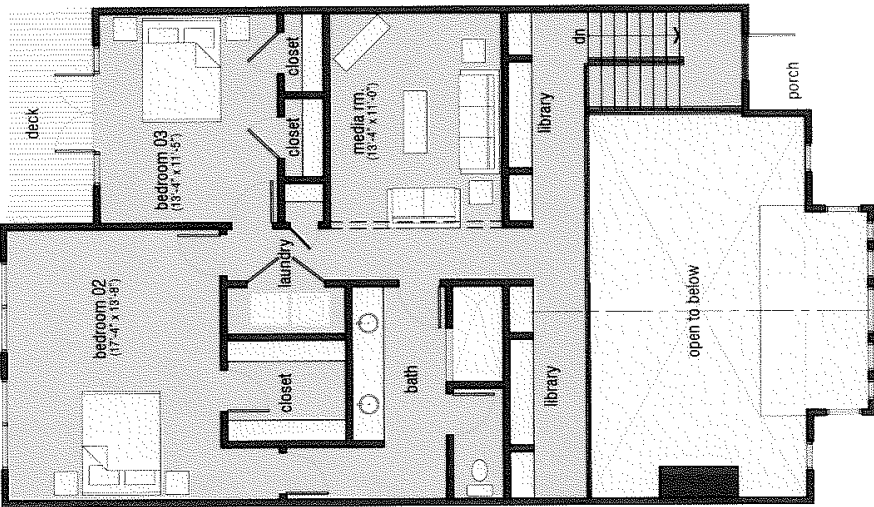


SCALE: 1"=20'-0"

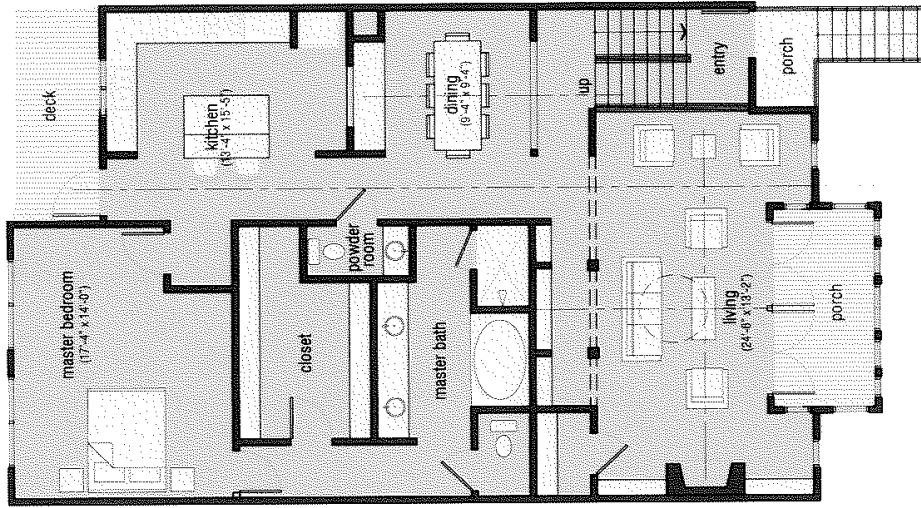
GETTYSVUE ROW
DIAGRAMMATIC SITE SECTION

6-3-06-VR

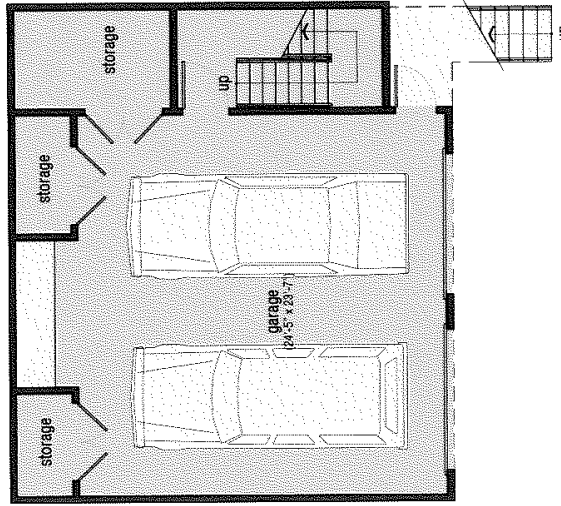
SANDERS PACE
WAY 2 6 006
ARCHITECTURAL LLP



upper level
1,189 sf



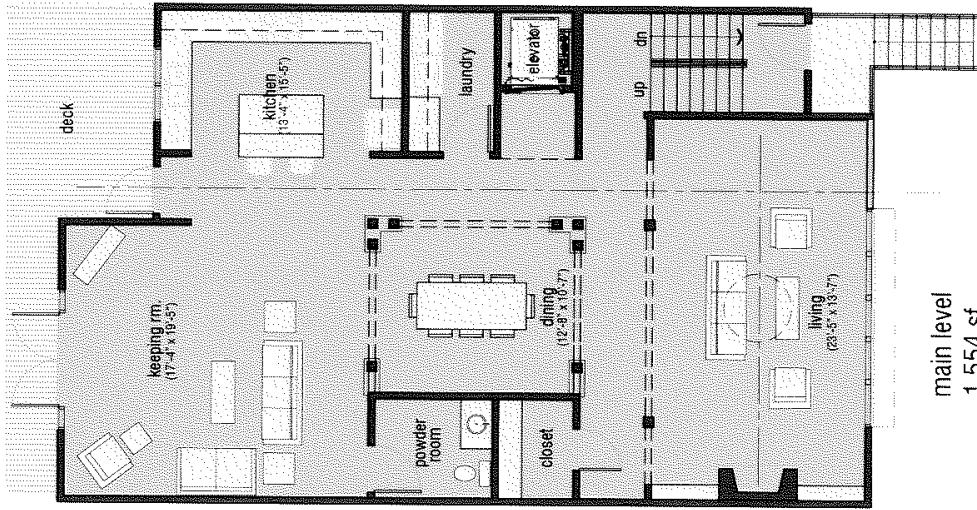
main level
1,495 sf



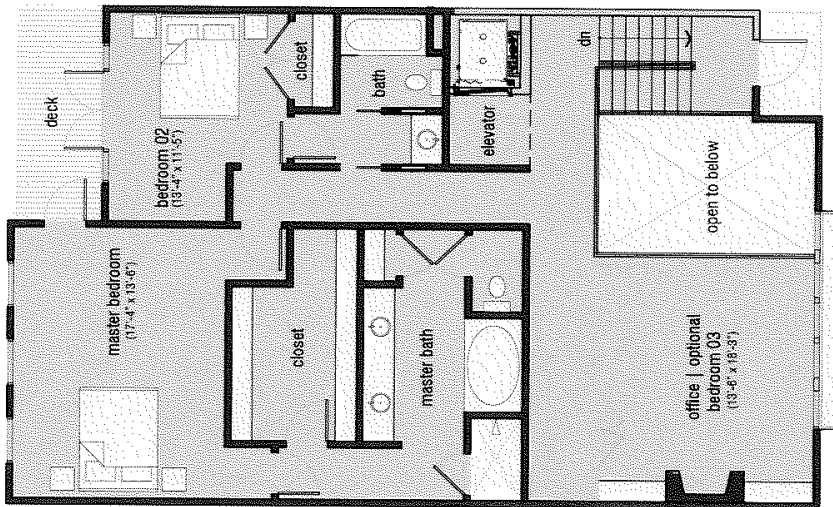
lower level
880 sf

6-I-06-UK

U.O.R.
DATE
6 I-06 UK

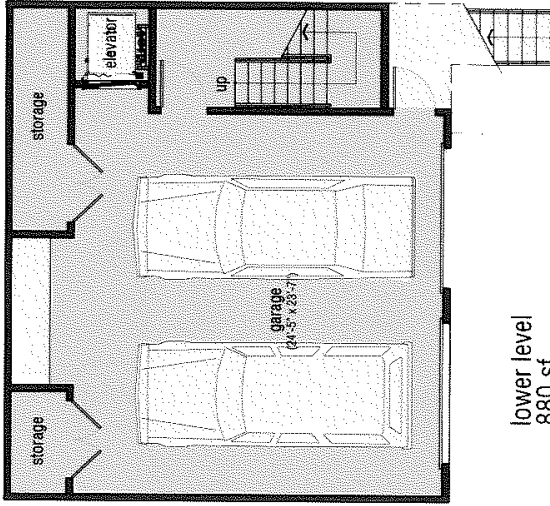


main level
1,554 sf



upper level
1,390 sf

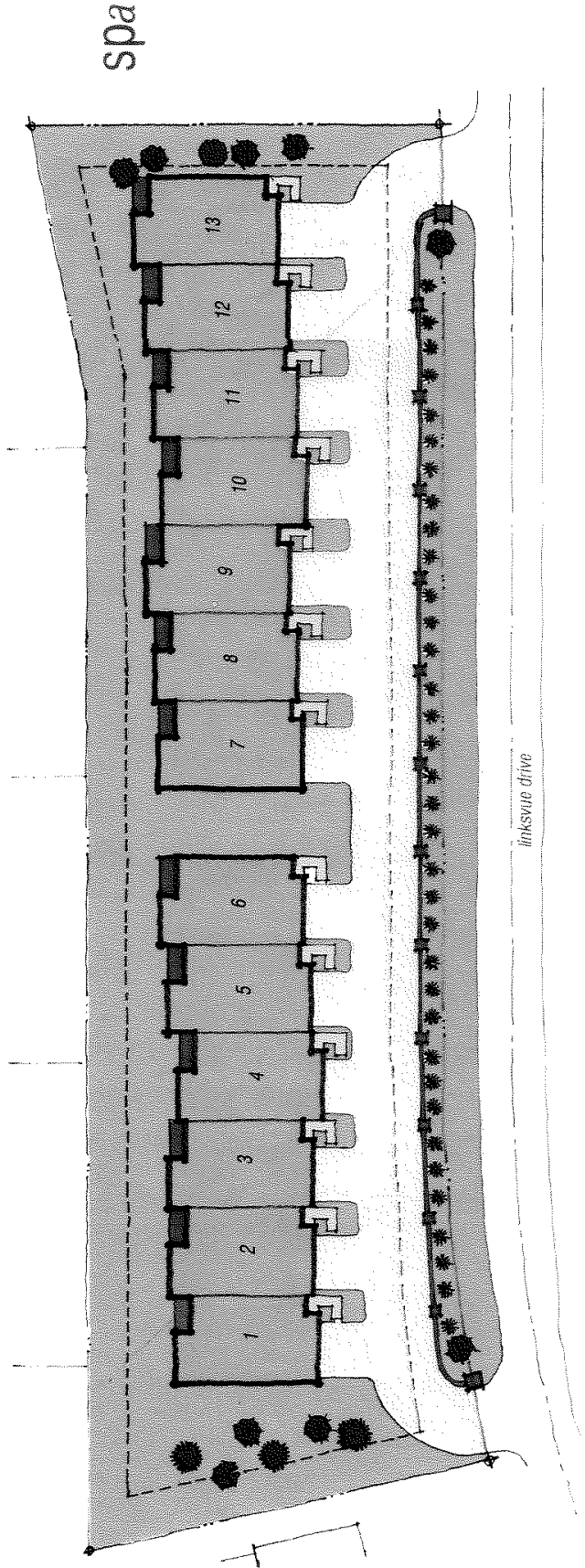
U.O. 23
DATE 6-J-06-UR



lower level
880 sf

6-I-06-UR

sanders | pace
ARCHITECTS
333 north 4th street, suite 200
minneapolis, minnesota 55402
t: 865 829 8316
f: 865 846 2318



U.O.R.

DATE 6-1-06-UK

20 march 2006

1" = 40'-0"

Gettysvue Row
site plan