

▶ **FILE #:** 10-U-06-UR

AGENDA ITEM #: 115

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** 1312 DEVELOPMENT, LLC

OWNER(S): JAMES ANDERSON 1312 DEVELOPMENT, LLC

TAX ID NUMBER: 130 151

JURISDICTION: County Commission District 5

▶ **LOCATION:** South side of Gilbert Dr., east of Misty Springs Rd.

▶ **APPX. SIZE OF TRACT:** 2.227 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gilbert Dr., a local street with a pavement width of 21' to 23' within a 40' wide right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

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

▶ **EXISTING LAND USE:** One residence and vacant land

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 4.85du/ac

HISTORY OF ZONING: This property was zoned PR (Planned Residential) @ 1-5 du/ac in August, 2001

SURROUNDING LAND USE AND ZONING: North: Detached residential development / RA residential

South: Attached residential development / PR residential

East: Attached residential development / PR residential

West: Detached residential development / RA residential

NEIGHBORHOOD CONTEXT: The site is located between low density residential uses to the north and west and attached residential and commercial uses to the east and south. The proposed development will serve as a transitional use between the residential and commercial prosperities.

STAFF RECOMMENDATION:

▶ **APPROVE the request for 10 attached residential units and 1 detached residential unit as shown on the development plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Dept.
2. Clearing back brush at the entrance to the development to enhance the sight distance
3. Certification on the development plan by the applicant's surveyor that there is 300' of sight distance in both directions on Gilbert Dr. from the proposed entrance
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
5. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. 91-1-102
6. Provide with the combination of the existing vegetation and supplemental plantings a "Class B" landscape

screen along the common boundary between this project and Twin Springs Subdivision

7. Establishment of homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds and any other commonly held assets
8. A revised site plan reflect the conditions of approval must be submitted to MPC staff prior to the issuance of any building permits
9. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review

COMMENTS:

The developer is proposing an attached residential development at a density of 4.85 du/ac for this site. The proposed development will consists of 11 dwelling units on this 2.227 acre site. The property along Gilbert Dr. has been developing at a rapid pace over the past few years. Recent developments in the area consist of office/warehouses, light manufacturing, a private school and forty-nine unit attached residential development.

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

1. The proposed development will require the upgrading of water and sewer service on to the site.
2. The proposed attached residential condominiums at a density of 4.85 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate and Middle Schools and Karns High School.

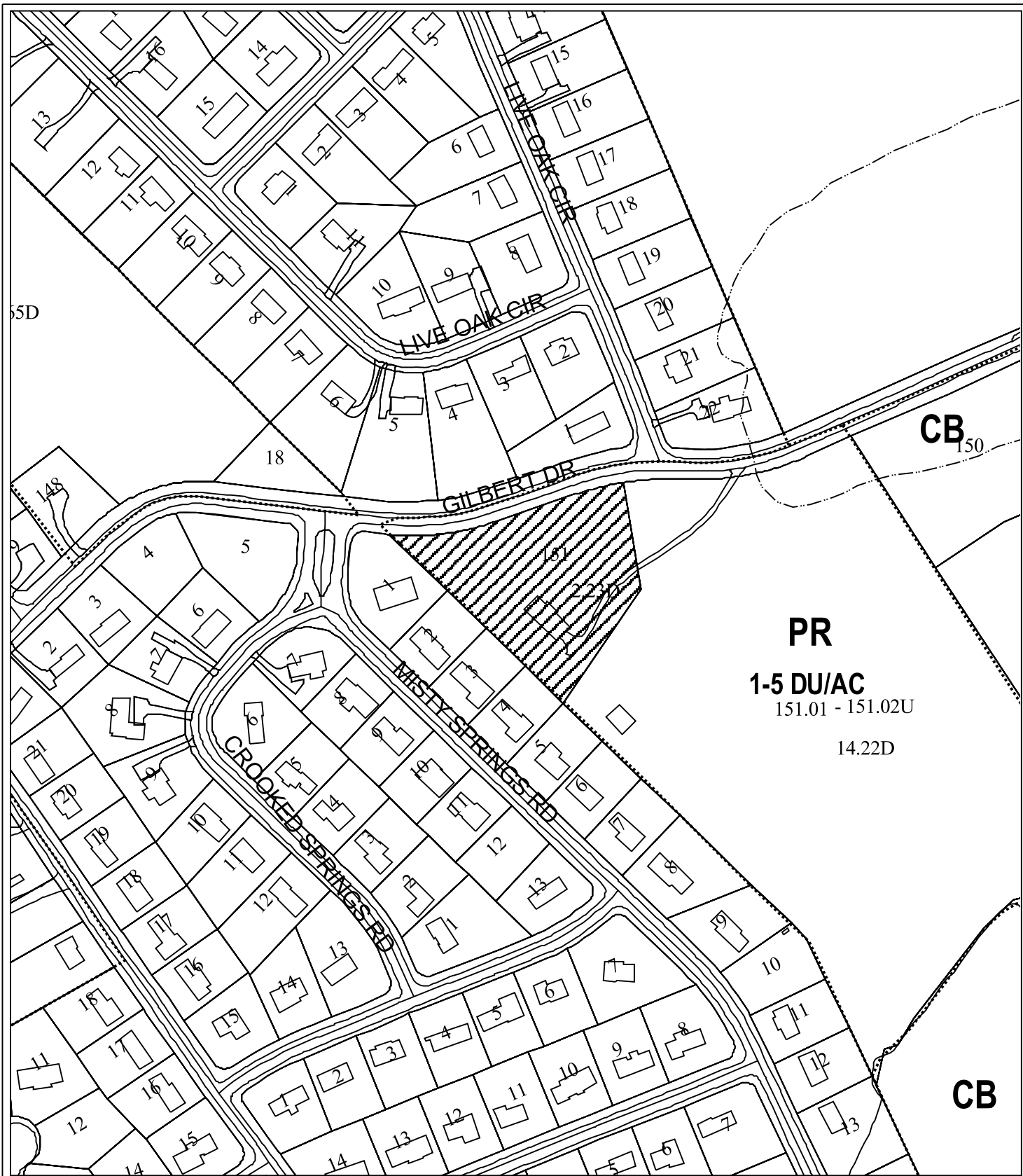
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed attached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum residential density of 5 dwellings per acre. The overall development density of the proposed development is 4.85 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed development with its distribution of density on the site and overall density of 4.85 du/ac is consistent with the Sector Plan and the proposed 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.



PR
1-5 DU/AC
 151.01 - 151.02U
 14.22D

10-U-06-UR
USE ON REVIEW

 Attached residential development in PR (Planned Residential)

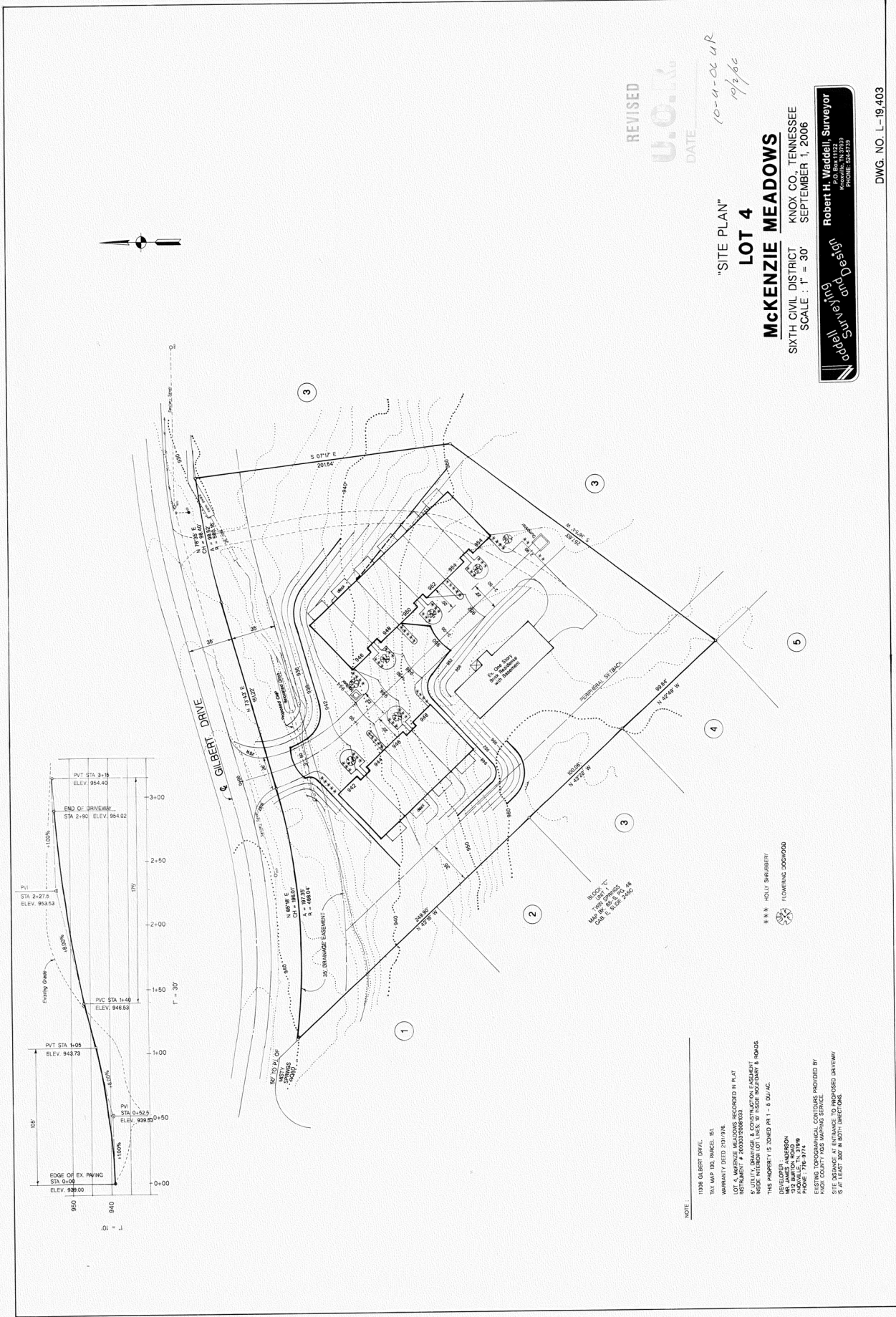
Original Print Date: 09/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: 1312 Development, LLC

Map No: 130

Jurisdiction: County





REVISED

U.O.C.A. DATE

10-4-06 UR 10/2/06

"SITE PLAN"

LOT 4
McKENZIE MEADOWS

SIXTH CIVIL DISTRICT KNOX CO., TENNESSEE
SCALE : 1" = 30' SEPTEMBER 1, 2006

Robert H. Waddell, Surveyor
Professional No. 193203
PHONE: 628.9723

DWG. NO. L-19.403

NOTE:
 1) 1198 GILBERT DRIVE.
 2) TAX MAP 190, PARCEL 151.
 3) WARRANTY DEED 20478.
 4) LOT 4, MAP 190, PARCEL 151, RECORD 11 PLAT
 5) UTILITY, DRAINAGE & CONSTRUCTION EASEMENT
 6) MADE INTERIOR LOT LINES, W/ THESE BOUNDARY & LINES.
 7) THIS PROPERTY IS ZONED RA 1 - 8 (U)/AC.
 8) W. WILSON ANDERSON
 9) 212 S. MAIN ST., SUITE 100
 10) KNOXVILLE, TN 37919
 11) PHONE: 776-9174
 12) EXISTING TOPOGRAPHY, UTILITIES, EASEMENTS PROVIDED BY
 13) OTHER SURVEYS ARE SHOWN FOR INFORMATION PURPOSES
 14) SITE BEGINS AT ENTRANCE TO PROPOSED DRIVEWAY
 15) S. AT LEAST 300' IN BOTH DIRECTIONS.

*** HOLLY SAWBERRY
FLOWERING DOGWOOD