



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

▶ **FILE #:** 9-E-06-UR

AGENDA ITEM #: 94

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** **NORMA JEAN MEADOWS**

OWNER(S): NORMA JEAN MEADOWS

TAX ID NUMBER: 143 091

JURISDICTION: County Commission District 5

▶ **LOCATION:** **Southeast side of Woody Dr., southwest of Canton Hollow Rd.**

▶ **APPX. SIZE OF TRACT:** **5.91 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Woody Dr., a minor collector street with 24' of pavement width within 60' of right of way.

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

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

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

▶ **PROPOSED USE:** **Condominiums**

DENSITY PROPOSED: 4.91 du/ac

HISTORY OF ZONING: Rezoned to PR 5 du/ac on 2/9/2006

SURROUNDING LAND USE AND ZONING: North: Residential / A (Agriculture)
South: Residential / PR (Planned Residential)
East: Residential / A (Agriculture)
West: Residential / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area has been developed with residential uses under A, PR, RA & RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for up to 29 attached residential units as shown on the development plan, subject to the following 11 conditions:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County 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. 91-1-102).
5. Reduction of the peripheral setback from 35' to 15' restricted to the rear of lots 10-13.
6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit.
7. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
8. Right-of-way call-out for Woody Dr. needs to be identified on the site plan.
9. Certification on the final plat by the applicant's surveyor that there is the required site distance in both

directions along Woody Dr. at the entrance to the shared access drive.

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

11. A revised development plan reflecting the conditions of approval must be submitted to MPC prior to building permit issuance.

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

COMMENTS:

The applicant is requesting approval of a 29 unit condominium development. The development will access Woody Dr., and have a private interior roadway. Each unit will have a driveway and a two-car garage. According to the Knox County Zoning Ordinance, since the proposed units will have a two-car garage, guest parking will not be required.

The applicant has requested a reduction of the 35' peripheral boundary setback to 15' along the rear of lots 10-13. When a site zoned PR (Planned Residential) adjoins another PR zoned site, MPC has the authority to reduce the required peripheral setback down to 15'. The reduction of this setback should not have a negative impact on adjoining residences since the applicant has agreed to install additional landscaping between lots 10-13 and the adjoining residential subdivision. A revised site plan must be submitted to MPC showing additional landscaping located behind lots 10-13 and 25-27.

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.

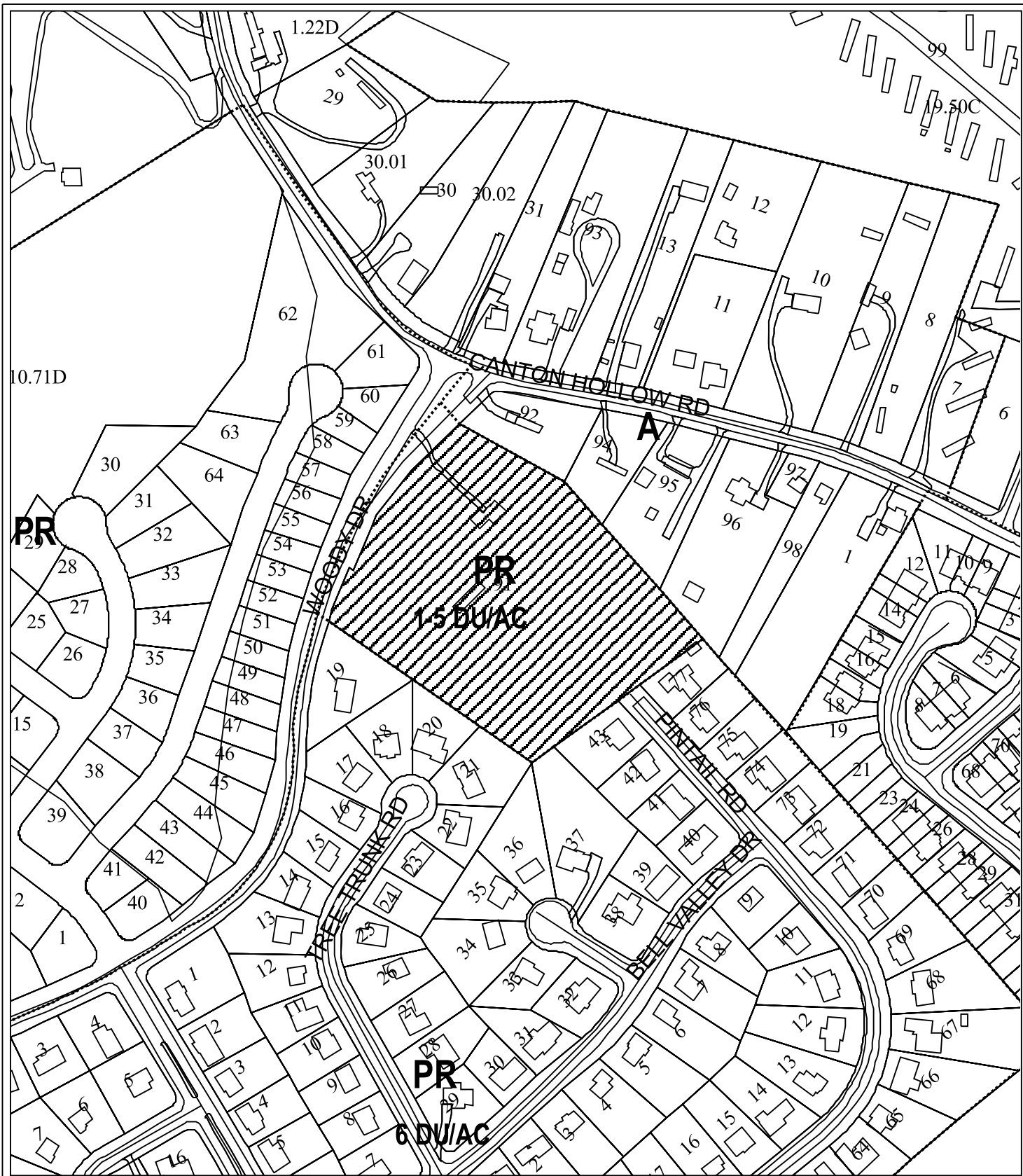
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed condominium development is consistent with all relevant requirements of the PR 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 Southwest County Sector Plan identifies this property as low density residential. The PR 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 Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



9-E-06-UR
 USE ON REVIEW

Petitioner: Norma Jean Meadows
 Map No: 143
 Jurisdiction: County

 Condominiums in PR (Planned Residential)

Original Print Date: 08/23/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





September 1, 2006

Kelley Schlitz
Metropolitan Planning Commission
City County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Re: **Ellison Park**
Use-on-Review Application (9-E-06-UR)
Knox County, Tennessee
LWE Project No. 06-25

Dear Ms. Schlitz,


Attached are four (4) copies of the revised plans for the referenced project. In response to comments in your letter dated August 25, 2006, I have prepared the following responses.

1. Transition radii for the entrance has been noted – radii are 12 ft.
2. There will not be a mail center; each unit will have individual mailboxes.
3. Each unit has a two-car garage; no guest parking will be required.
4. Additional landscaping has been added behind units 25-27.
5. The culvert crosses Woody Drive and empties onto the west side of the roadway. During detailed design, careful consideration will be given to the discharge from the proposed detention basin to avoid adverse impact to Woody Drive and downstream properties.
6. Sight distance for the posted 30 mph speed limit has been noted.
7. The suggested notes have been added to the revised site plan.
8. The private drive has been noted accordingly on both the revised plans and the revised cross section.
9. Note cross section on Sheet C3.
10. The driveway curves have been modified to accommodate single-unit truck design curves.
11. It was the designer understanding that the front yard setback was appropriate for the road frontage. Since MPS has concern regarding the 20 ft setback along Woody Drive, the plans have been revised to note 35 ft periphery setback along Woody Drive and 15 ft setback at the rear of the property where it abuts another PR zone. During detailed design, the rear setback will be increased to 20 ft.

Page 2

I trust the revised plans are acceptable and considered at the September 14, 2006 MPC meeting. If there are questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Rector Roberts".

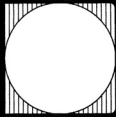
Nancy Rector Roberts, PE

cc: Randy Allen, Owner/Developer

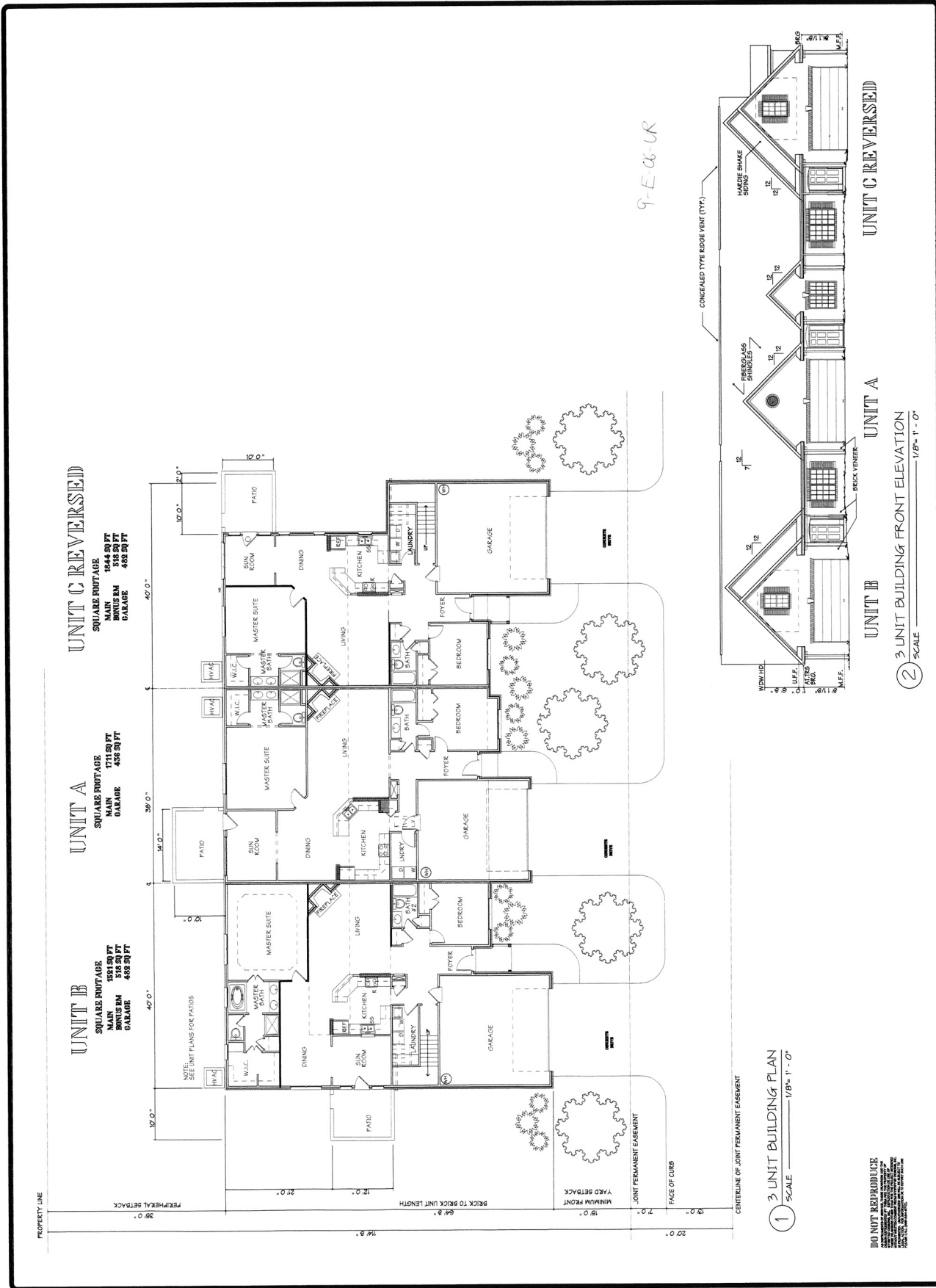
REVISIONS	BY

WYSTYND DESIGNS, INC.
 401 FOREST PARK BOULEVARD
 BIG MOUND, ALA
 KNOXVILLE, TENNESSEE 37919
 PHONE: 865-584-5712 FAX: 865-588-5919
 E MAIL: dw@wystynd.com

ELLISON PARK
 A PROPOSED CONDOMINIUM PROJECT
 DEVELOPED BY: RANDY ALLEN



PLAN NO. 8000002
 SHEET CP-1
 SCALE 1/8" = 1'-0"



UNIT C REVERSED
 SQUARE FOOTAGE
 MAIN 1844 SQ FT
 BRNLS RM 518 SQ FT
 GARAGE 488 SQ FT

UNIT A
 SQUARE FOOTAGE
 MAIN 1711 SQ FT
 BRNLS RM 458 SQ FT
 GARAGE 458 SQ FT

UNIT B
 SQUARE FOOTAGE
 MAIN 1511 SQ FT
 BRNLS RM 518 SQ FT
 GARAGE 488 SQ FT

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

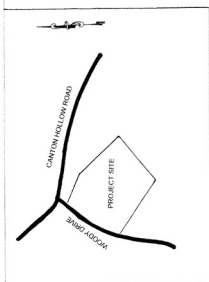
UNIT C REVERSED

UNIT A

UNIT B

2 3 UNIT BUILDING FRONT ELEVATION
 SCALE 1/8" = 1'-0"

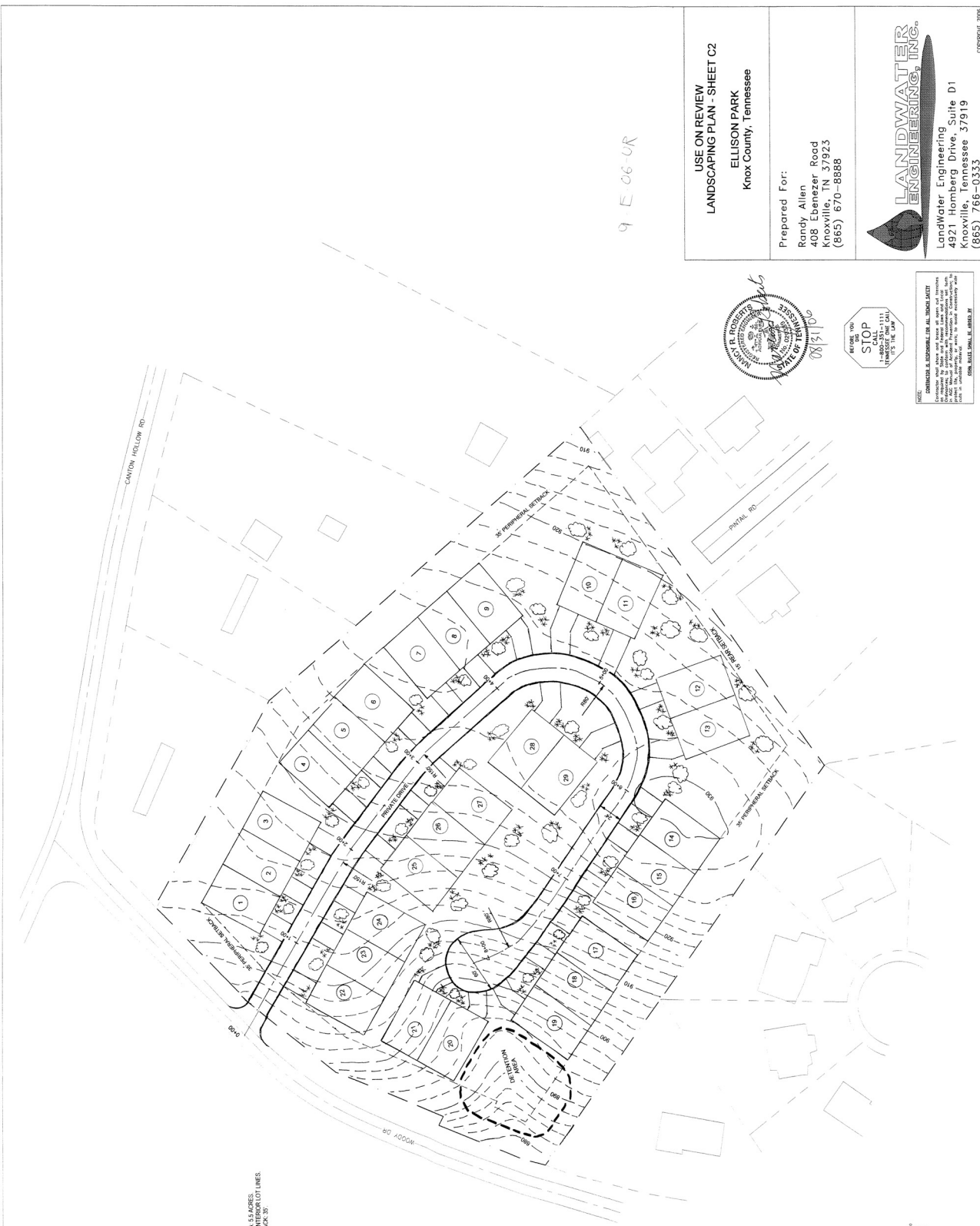
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VICINITY MAP
(NOT TO SCALE)

- NOTES:
1. SITE INFORMATION BASED ON KGIS.
 2. LOT AREA: 1.5 ACRES. TOTAL LOT AREA: 14.5 ACRES. TOTAL SITE AREA: 6.4 ACRES.
 3. UTILITY AND DRAINAGE EASEMENT: TO EXTERIOR LOT LINES AND ROADWAY'S INTERIOR LOT LINES.
 4. FRONT SETBACK: 30' SIDE SETBACK: 10' REAR SETBACK: 15' PERIPHERAL SETBACK: 35'
 5. SEE THESE EIGHTY-ONE TREE PLANTING SUMMARY.

NO. OF	TYPE	MATURE HEIGHT
9	RED BUCKEYE	35'
1	FLORIDA PALM	10'
9	EASTERN REDOUD	40'
9	FLORIDA YACONTH	30'
9	SOUTHERN RED OAK	50'



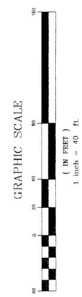
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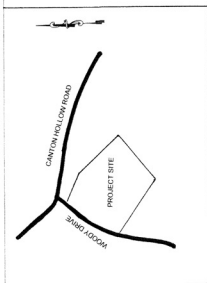
USE ON REVIEW
LANDSCAPING PLAN - SHEET C2
ELLISON PARK
Knox County, Tennessee

Prepared For:
Randy Allen
408 Ebenezer Road
Knoxville, TN 37923
(865) 670-8888



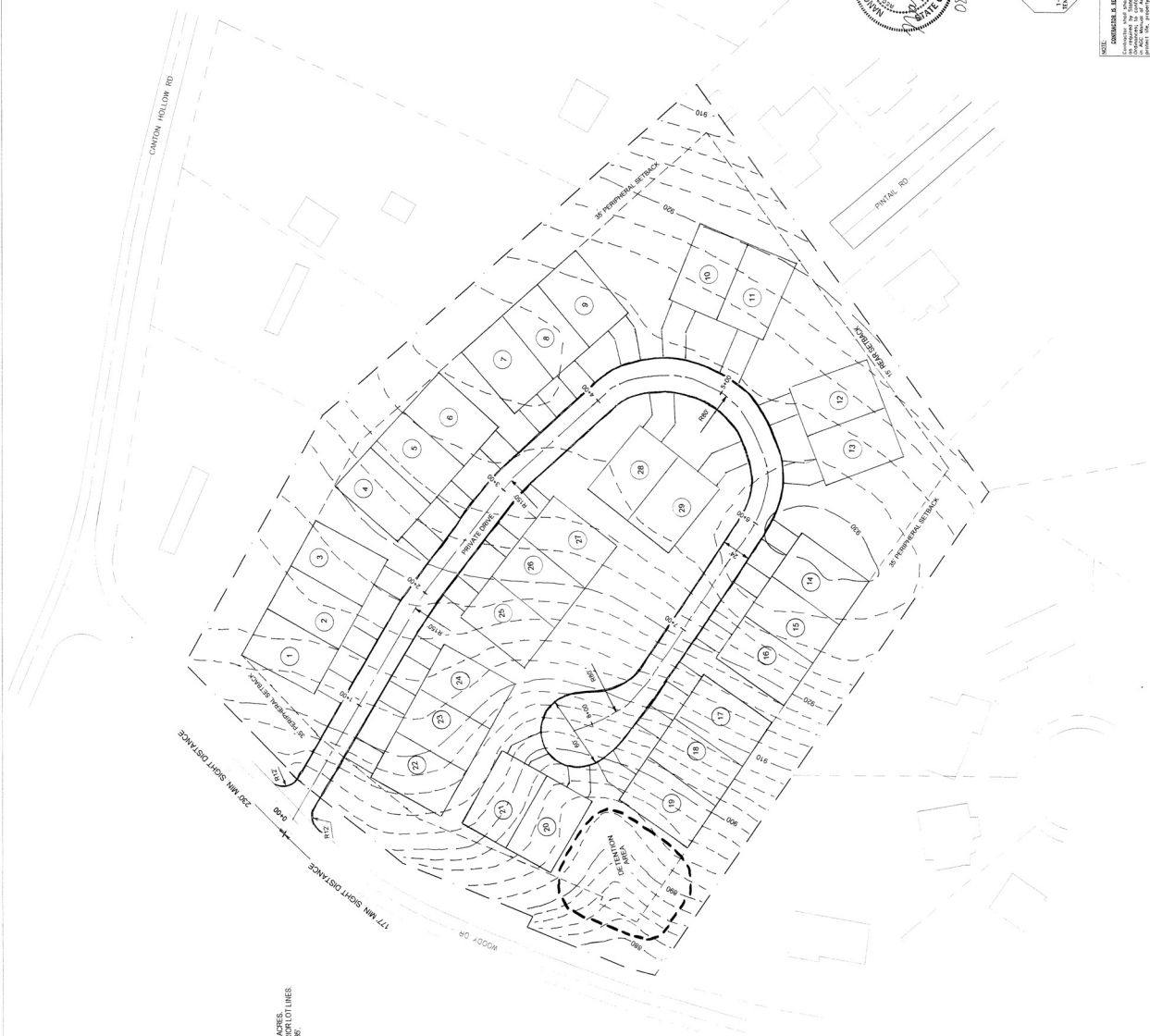
DATE: 08/14/06
DRAWN BY: JAMES L. JAMES, PE
CHECKED BY: JAMES L. JAMES, PE
DATE: 08/14/06
PROJECT: ELLISON PARK
SHEET: C2





VICINITY MAP
(NOT TO SCALE)

- NOTES:
1. SEE INFORMATION BASED ONLINE.
 2. PROPERTY INFORMATION ZONED FOR C1. TAX MAP 443, PARCEL 001. SITE AREA 4.55 ACRES.
 3. FRONT SETBACK 20', SIDE SETBACK 5', REAR SETBACK 10', PERIPHERAL SETBACK 20'.
 4. FRONT SETBACK 20', SIDE SETBACK 5', REAR SETBACK 10', PERIPHERAL SETBACK 20'.
 5. ALL LOTS TO HAVE INTERNAL ACCESS ONLY.
 6. ALL INTERSECTION SIGNS PROVIDED BY KNOX COUNTY ENGINEERING.



FOR INFORMATION ONLY: THIS PLAN IS SUBJECT TO ALL TOWN ORDINANCES AND REGULATIONS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE TOWN ORDINANCES AND REGULATIONS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE TOWN ORDINANCES AND REGULATIONS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND IT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE TOWN ORDINANCES AND REGULATIONS.

USE ON REVIEW
SITE PLAN - SHEET C1
ELLISON PARK
Knox County, Tennessee

Prepared For:
Randy Allen
408 Ebenezer Road
Knoxville, TN 37923
(865) 670-8888

U.O.R.
DATE 9/14/06
REVISED
9-1-06 WJR
LANDWATER ENGINEERING, INC.
LandWater Engineering, Suite D1
4921 Homberg Drive, Knoxville, Tennessee 37919
(865) 766-0333

DATEPLOT: 2006