

▶ **FILE #:** 9-F-06-UR

AGENDA ITEM #: 95

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** CONSTRUCTION INNOVATORS - GARY SMITH

OWNER(S): GARY SMITH CONSTRUCTION INNOVATORS

TAX ID NUMBER: 72 261

JURISDICTION: County Commission District 8

▶ **LOCATION:** South side of Hammer Rd., east of Pratts Chapel Ln.

▶ **APPX. SIZE OF TRACT:** 11.72 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Hammer Rd., a collector street with a pavement width of 16' within a right-of-way of unknown width

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

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

▶ **EXISTING LAND USE:** Vacant land

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

DENSITY PROPOSED: 6.23 du/ac

HISTORY OF ZONING: The property was zoned PR at up to 8 du/ac in November, 2005 (10-T-05-RZ)

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / A agricultural
 South: Vacant land / A agricultural
 East: Detached dwellings / A agricultural
 West: Detached dwellings / A agricultural

NEIGHBORHOOD CONTEXT: The site is within an agriculturally zoned, rural residential area located north of the I-40/Strawberry Plains interchange.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 73 attached residential condominiums as shown on the development plan subject to 13 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to obtaining any building permits, the applicant must widen Hammer Rd. from the western edge of the site to Brakebill to a minimum width of 20'. Plans for the widening must be reviewed and approved, by the Knox County Dept. of Engineering and Public Works. All road widening work must be done under the supervision of the Knox county Dept. of Engineering and Public Works
5. Prior to obtaining a grading permit, the applicant's engineer must certify that there is 300' of sight distance in

both directions on Hammer Rd.

6. Elimination of the proposed guest parking on Road A that is directly across from Road D
7. Prior to obtaining any certificates of occupancy, establish a homeowners association for the purpose of maintaining the streets, buildings, landscaping stormwater drainage system and any other commonly held assets
8. Establishing a minimum 20' building setback from the proposed streets
9. provision of 2 off street parking spaces per dwelling
10. Revise the plan to provide a 3% or less grade at the intersection of Road C with Road A
11. Shorten the depth of the proposed turn arounds at the end of each street. The revised plans for these turn arounds must be approved by the Knox County Dept. of Engineering and Public Works
12. Installation of the landscaping, as shown on the development plan, within 6 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
13. A revised site plan must be submitted to MPC staff for certification prior to obtaining any grading or building permits

COMMENTS:

The applicant is proposing to develop this 11.72 acre site with 73 attached residential condominiums. The site was rezoned PR (Planned Residential) at up to 8 du/ac late last year. The development will have access to Hammer Rd. At present, the pavement width of Hammer Rd. back to Brakbill Rd. varies from 16' to 19'. It has been the policy of the MPC to require widening of access roads when the pavement width is below 18'. Staff will require this applicant to widen Hammer Rd. to 20' in width from the western property line of the site to Brakebill Rd. Additionally, staff will require the applicant's engineer to certify that there is 300' of sight distance in each direction at the proposed intersection of the new entrance road and Hammer Rd.

The architectural elevations provided with this plan calls for each unit to have a one car garage. Each unit must be provided with two off street parking spaces. In order to provide the second parking space, outside of the garage, the units will have to be setback a minimum of 20' from the proposed streets. Staff will also request that the proposed guest parking that is currently shown at the intersection of Road with Road A be eliminated. Parking at that location would create a potential traffic hazard. Additionally, staff will require the proposed turn-around at the ends of the street be shortened. This will prevent the turn-arounds from being used for parking.

As noted previously in the report, this site was zoned PR (Planned Residential) at up to 8 du/ac in 2005. The East County Sector Plan calls for this area along Hammer Rd. in the vicinity to transition from its present rural character to a mix of medium density housing and office uses. While this plan does not appear to be compatible with the surrounding area, it does comply with the Sector Plan recommendations and the approved zoning of the site.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the use on review. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the design plan process which is the next step in the development review process if this plan is approved.

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

1. The proposed development will require the extension of water and sewer service to the site.
2. The proposed attached residential condominiums at a density of 6.23 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 Sunnyview Primary, Chilhowee Intermediate, Carter Middle School and Carter High School.

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

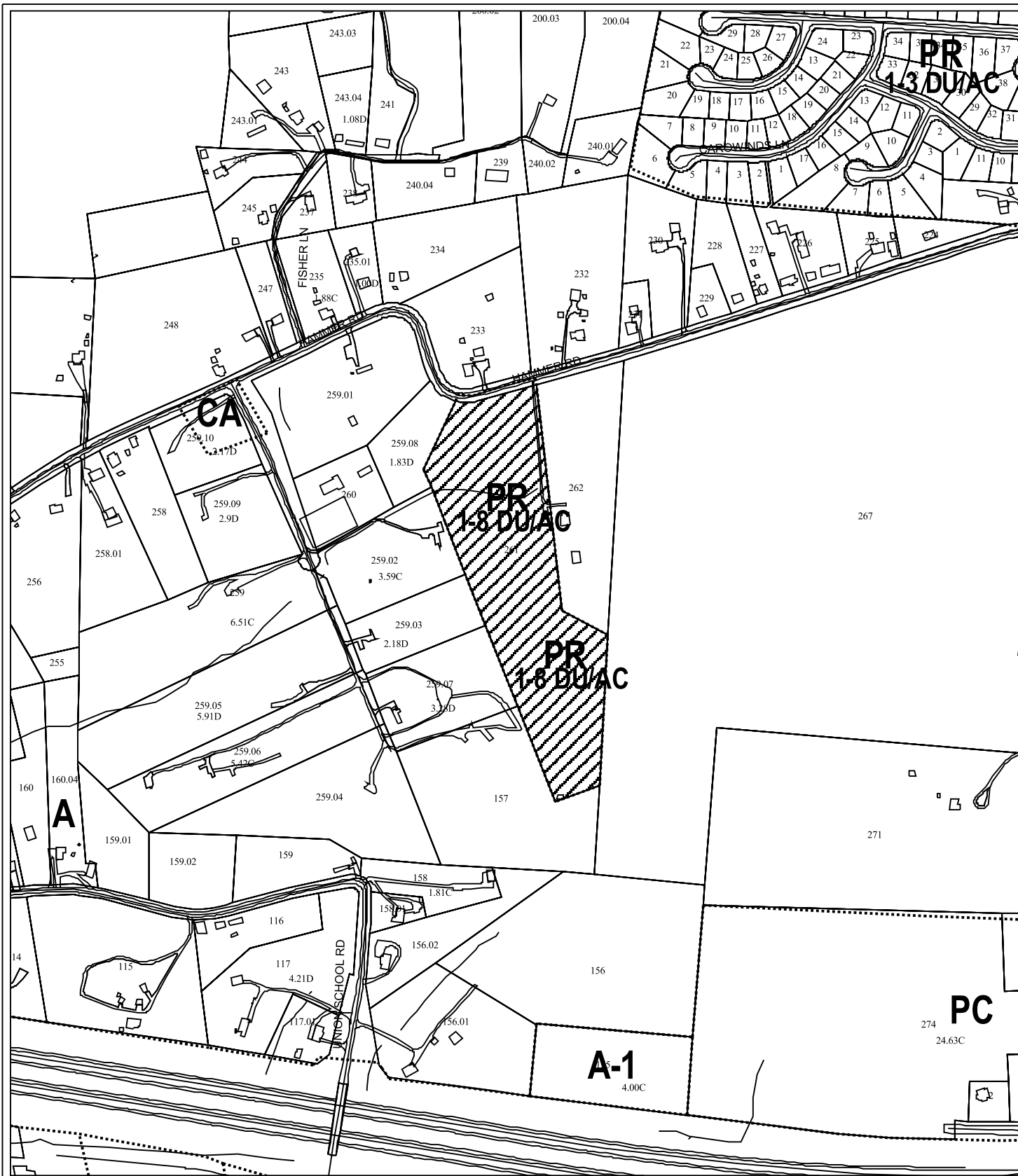
1. The proposed attached residential development meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

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 East County Sector Plan proposes this site for medium density residential or office use with a maximum residential density of 12 dwellings per acre. The overall development density of the proposed development is 6.23 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 appears to be incompatible with the character of the neighborhood where it is proposed. However this area is shown on the sector plan to change from its present rural character to an urban mix of medium density house and office uses.
 - 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 medium density residential development within an area designated for medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments. Hammer is classified as a collector street. With that classification, it is expected to collect traffic from this and the surrounding development and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The East County Sector Plan designates this property for mixed use limited to medium density residential and office use. The PR zoning approved for the property allows consideration of up to 8.0 du/ac . The proposed development with its distribution of density on the site and overall density of 6.23 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.



9-F-06-UR
USE ON REVIEW



Attached residential condominium development in PR (Planned Residential)

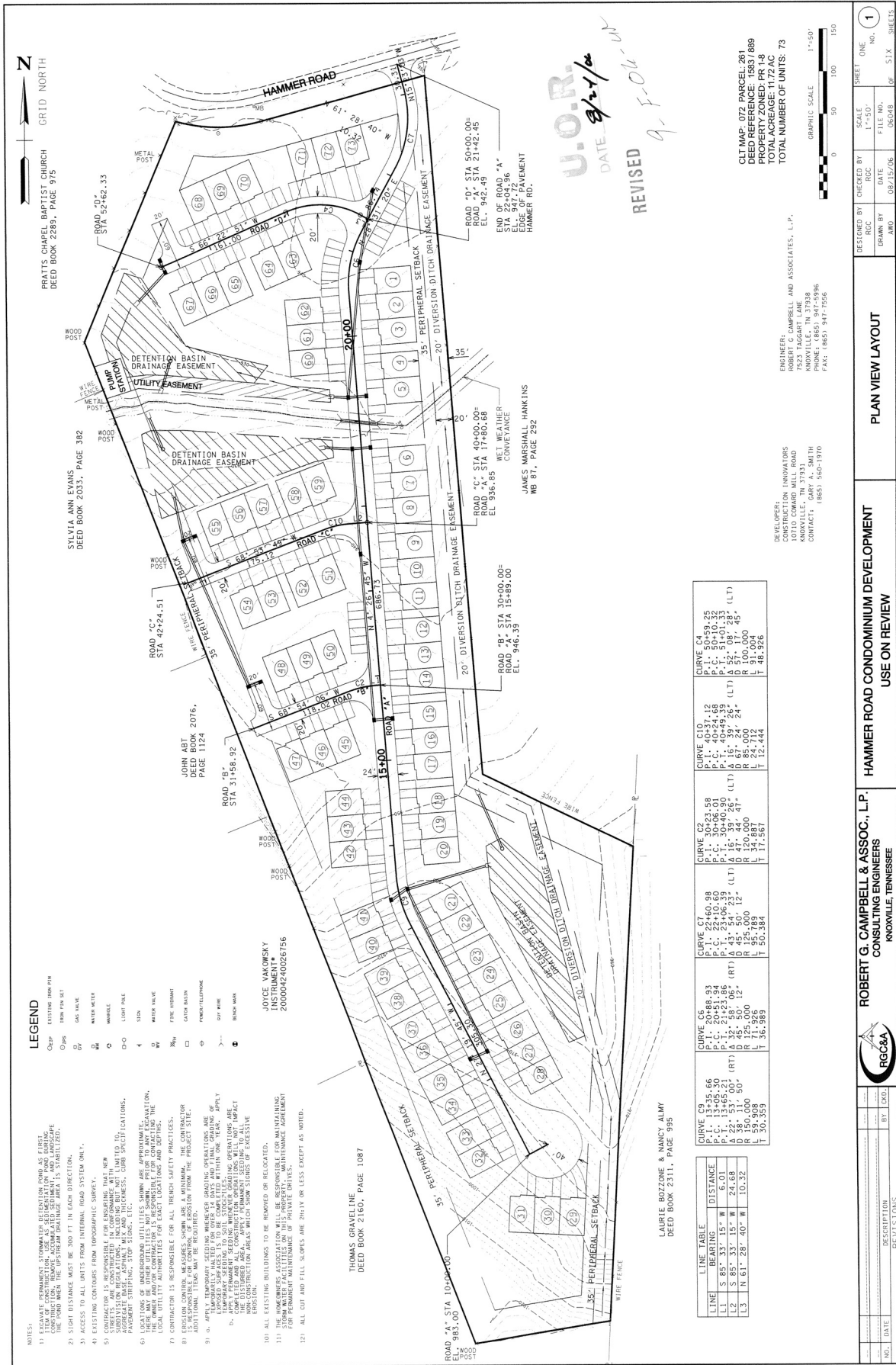
Original Print Date: 08/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

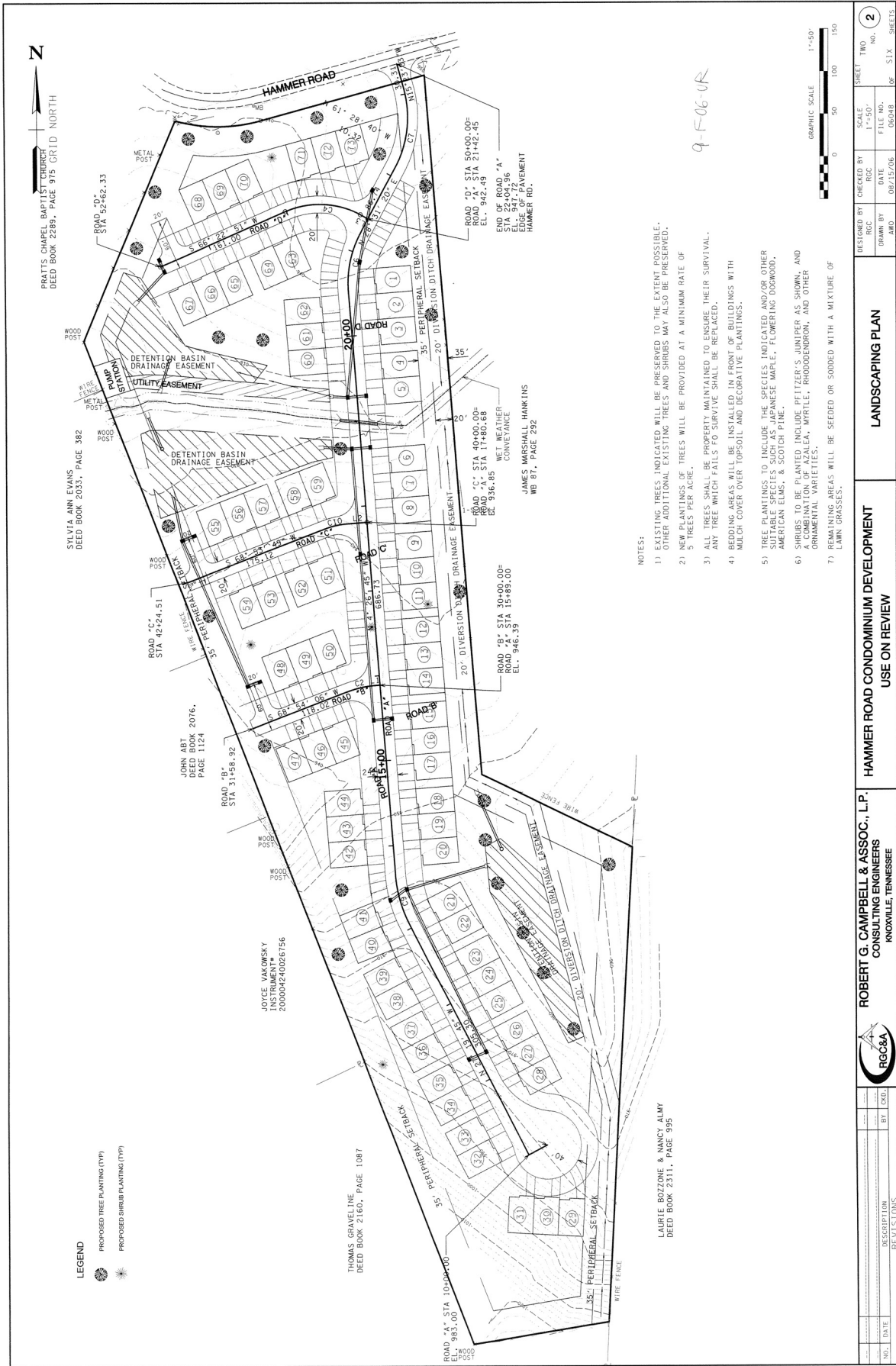
Petitioner: Construction Innovators - Gary Smith

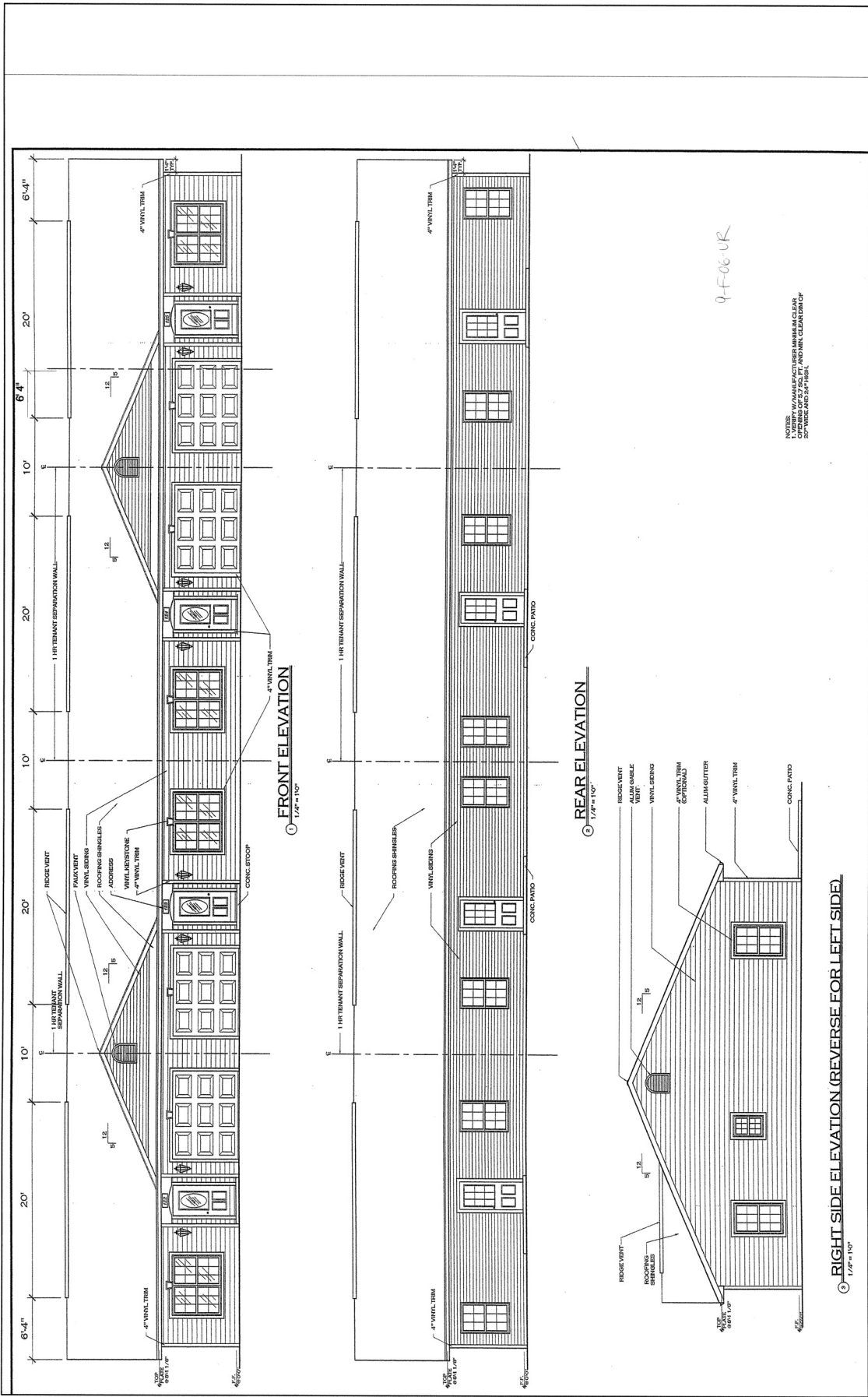
Map No: 72

Jurisdiction: County









NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOWVILLE, TENNESSEE				
HAMMER ROAD CONDOMINIUM DEVELOPMENT USE ON REVIEW			ARCHITECTURAL PLANS	
DESIGNED BY	CHKD. BY	SCALE	SHEET	TITLE
JPS	RUC	NOT TO SCALE	1	NO.
DRAWN BY	DATE	FILE NO.	OF	TWO SHEETS
JPS	06/02/06	0509E	1	

