



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

▶ **FILE #:** 2-M-07-UR

AGENDA ITEM #: 91

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** DOYLE JOHNSON

OWNER(S): ASHWOOD PROPERTIES

TAX ID NUMBER: 92 M B 12, 12.02 & 12.03

JURISDICTION: City Council District 3

▶ **LOCATION:** East side of Jackson Rd., north of Lucile Ln.

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

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Jackson Rd., a minor collector street with 18' of pavement width within 40' of right of way.

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

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 7.06 du/ac

HISTORY OF ZONING: Property was rezoned RP-1 @ 1-4 du/ac in 2004 (6-P-04-RZ) and later rezoned RP-1 @ 8 du/ac in 2006 (12-I-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Residences / RP-1 (Planned Residential)
South: Residences / R-1 (Low Density Residential)
East: Manufacturing & Warehousing / I-3 (General Industrial)
West: Manufacturing & Vacant / I-1 (Planned Industrial Park) & I-2 (Restricted Manufacturing & Warehousing)

NEIGHBORHOOD CONTEXT: Properties north and south of this site have been developed with residential uses under RP-1 and R-1 zoning. To the east and west are warehouses and other industrial businesses developed under I-2 and I-3 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 78 attached residential units in the RP-1 zoning district, subject to the following 12 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
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 (Ord. 91-1-102).
5. Installing proposed landscaping within six months of the issuance of occupancy permits for each unit.
6. Meeting all applicable requirements of the Knoxville Fire Marshall's Office regarding the turnarounds.
7. Obtaining an off-site drainage easement(s) if so required by the Knoxville Department of Engineering.

8. Approval of a subdivision plat combining the existing parcels into one development tract and meeting all other applicable subdivision regulations.
9. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
10. Prior to obtaining a site development permit, certification by the applicant's surveyor that there is the required 300' of sight distance in both directions along Jackson Rd. at the development's entrance.
11. Place a note on the development plan that all units will have access only to the internal street system.
12. 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 RP-1 zoning district.

COMMENTS:

The applicant is requesting approval of a 78 unit condominium development. A concept plan for the subject property was approved by MPC in July of 2004 (7-SG-04-C/7-J-04-UR). The previous request was for 36 detached residential units. In December of 2006 (12-I-06-RZ), the applicant requested to increase the density from 4 du/ac to 8 du/ac. MPC and City Council approved this request.

The development will access Jackson Road, via a private interior roadway. According to the Knoxville Zoning Ordinance, 1 guest parking space per 3 units will have to be provided if the proposed interior driveway is less than 26' wide. The applicant has provided 30 guest parking spaces.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal is more dense compared to the scale and intensity of adjacent development and zoning patterns, however, the impact on adjacent properties will be minimal due to the fact that this development will help to provide a transition between the residential and industrial uses surrounding this site.

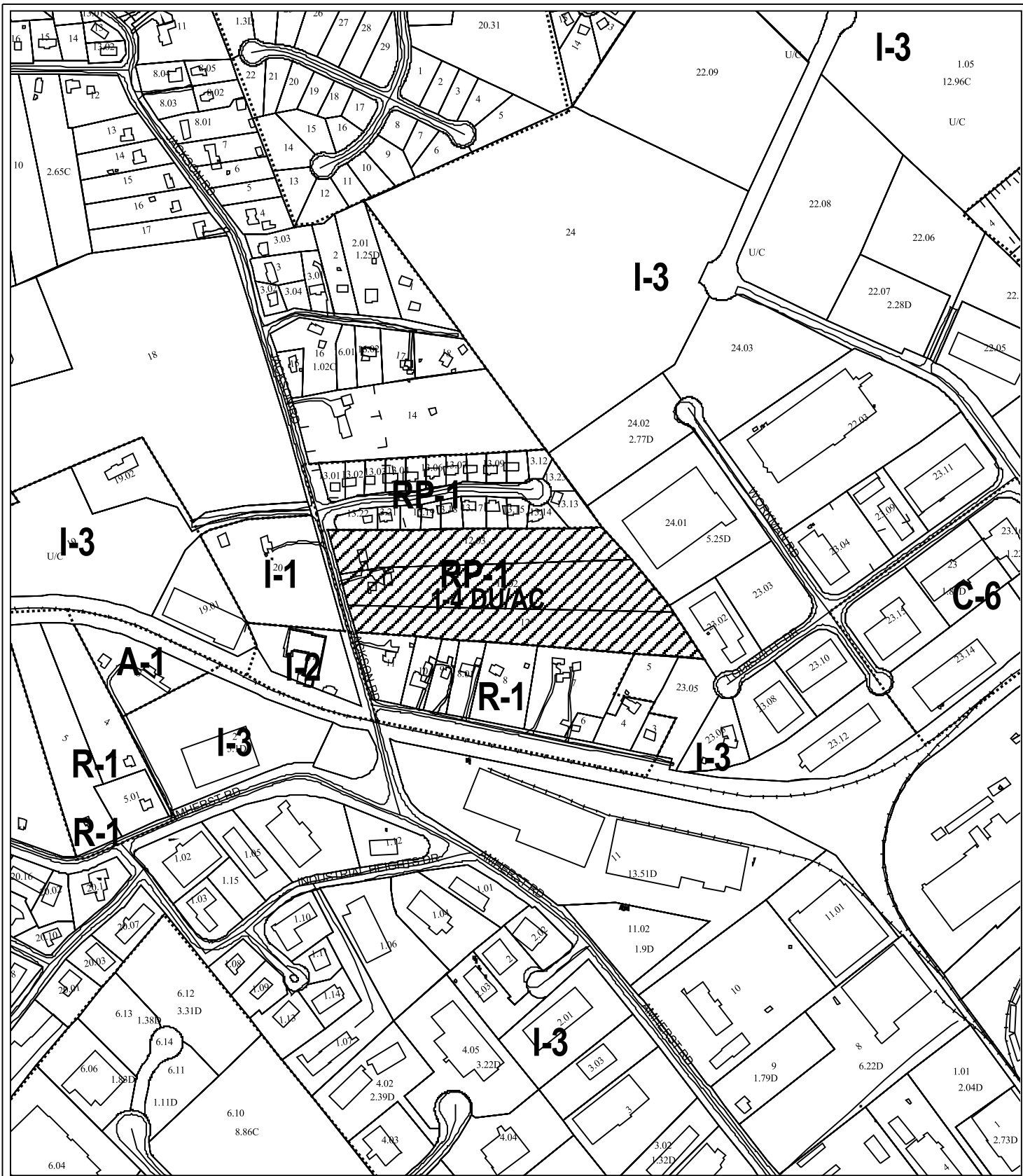
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed condominium development is consistent with all relevant requirements of the RP-1 zoning district, as well as all other criteria for approval of a use on review.
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 areas.
3. The proposed RP-1 zoning for the property would allow a density up to 8 du/ac. At a proposed density of 7.06 du/ac, the development is consistent with the allowed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes medium density residential uses for the site, which is consistent with the proposed density of 7.06 du/ac.
2. The City of Knoxville One Year Plan proposes mixed uses and low and medium density residential uses.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-M-07-UR
USE ON REVIEW**



Attached residential condominium development in RP-1 (Planned Residential)

Original Print Date: 01/23/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Doyle Johnson

Map No: 92

Jurisdiction: City



CONCEPT PLAN

JACKSON ROAD CONDOMINIUM PROJECT
DISTRICT NO. 3
WARD 44
KNOXVILLE, TENNESSEE

CLT: 092M GROUP B
PARCELS: 012, 012.02, 012.03

ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
7525 TAGGART LAKE
KNOXVILLE, TN 37938
PHONE (615) 688-2322
FAX (615) 947-7556

DEVELOPER:
GARY KOONTZ
2000 FAZELL Pkwy
KNOXVILLE, TN 37911
PHONE (615) 688-2322



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CERTIFICATION OF CONCEPT PLAN
I, THE CLERK OF THE CLT OF KNOX COUNTY, TENNESSEE, HEREBY CERTIFYING
THAT THE CONCEPT PLAN IS IN ACCORDANCE WITH THE PLANNING AND ZONING
STATUTES, ORDINANCES AND ALL APPLICABLE POLICIES OF THE COUNTY.
RECORDS FILED AND RECORDED IN A BOOK WITH THE SUBSTITUTED
PLANNING COMMISSION.

SUBSTITUTED
TENNESSEE CERTIFICATE NO. 1981



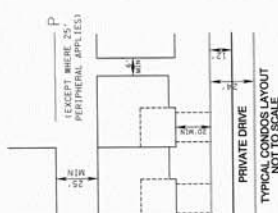
U.O.R.
DATE 2-11-07-U.R.

REVISED
1-26-07



LEGEND

- CLIP OUTLINE SHOW FOR
- CLIP FROM THE SET
- CLIP TO THE SET
- WATER MAIN
- SEWER
- LIQUID PILE
- SEWER
- WATER VALVE
- FIRE ALARM
- CAST IRON
- CONCRETE
- TOP SURF
- IRON MARK



NOTES:

- 1) EXISTING PERMITS: STORMWATER DETENTION POND AS FIRST STEP OF CONSTRUCTION. LOCAL AGENCIES MUST BE NOTIFIED PRIOR TO CONSTRUCTION. LOCAL AGENCIES MUST BE NOTIFIED PRIOR TO CONSTRUCTION. THE POND WITH THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 2) SLOPE DISTANCE MUST BE 200 FT IN EACH DIRECTION.
- 3) EXISTING CONTOURS FROM A.S.C.I.
- 4) STREETS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH THE APPROPRIATE LOCAL AGENCIES AND TO BE CONSTRUCTED WITH SLOPE DISTANCE TO THE STREETS AS SHOWN.
- 5) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THESE MAY BE DIFFERENT FROM THE ACTUAL LOCATIONS. LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 6) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 7) ALL EXISTING UTILITIES TO BE MAINTAINED OR RELOCATED AS SHOWN. ADDITIONAL TRENCHING MAY BE REQUIRED.

- 8) ALL EXISTING BUILDINGS TO BE REMOVED OR RELOCATED.
- 9) HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF THE COMMON AREA AND TOWN WATER FACILITIES ON THIS PROPERTY.
- 10) ALL EXISTING UTILITIES TO BE MAINTAINED OR RELOCATED AS SHOWN.
- 11) ALL EXISTING UTILITIES TO BE MAINTAINED OR RELOCATED AS SHOWN.
- 12) ENVIRONMENTAL MESSAGE AND COMPACTING DRAINAGE SYSTEM MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- 13) ALL LOT AND TELL SURVEY ARE 20112 OR LESS EXCEPT AS NOTED.
- 14) ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- 15) AN OFFSITE DRAINAGE EXAMINAT IS REQUIRED.

VARIANCES:
 1) ROAD 15' AND INTERIOR PARKING WIDTH 15' FROM 15' TO 20'.
 2) 7-107-48

ENGINEER:
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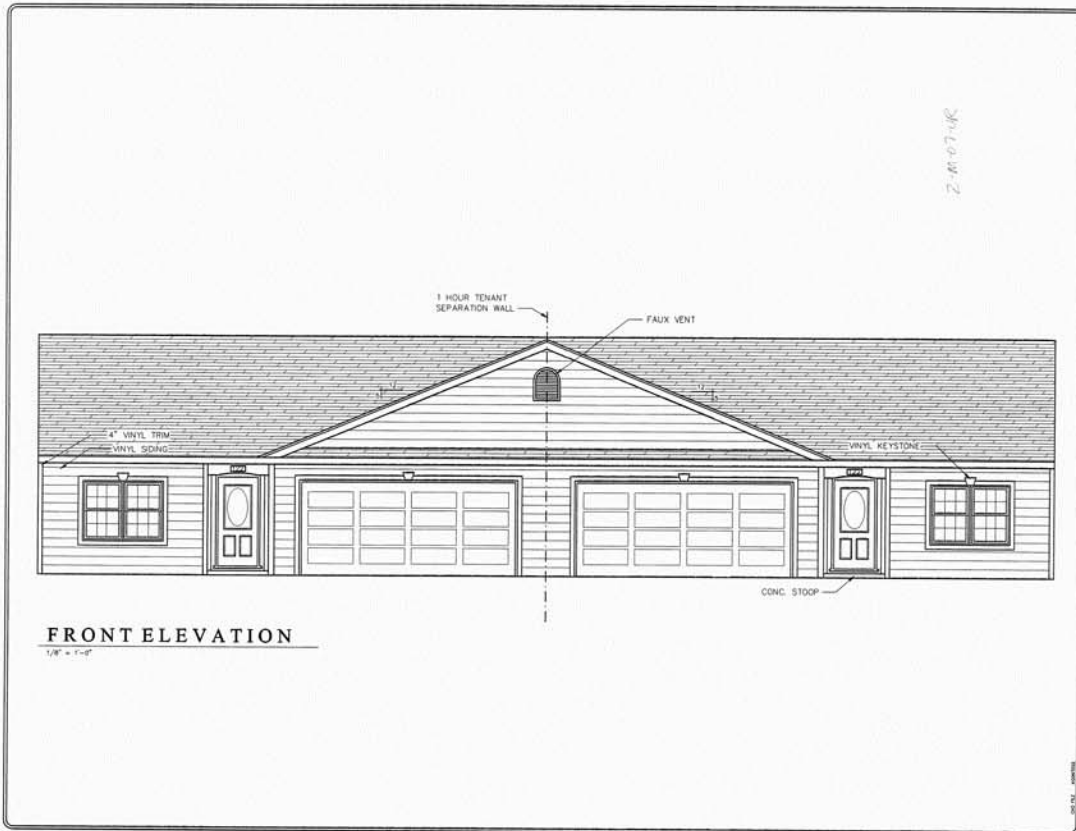
C.I.T. MAP: 0526 GROUP B
 PARCELS: 012, 012.02, 012.03
 DEED REFERENCE: 2006-025-0036632

DISTRICT 3
 CITY WARD: 44

PROPERTY ZONED: RP-1-8 DUJAC
 TOTAL ACREAGE: 11.05
 TOTAL NUMBER OF UNITS: 78

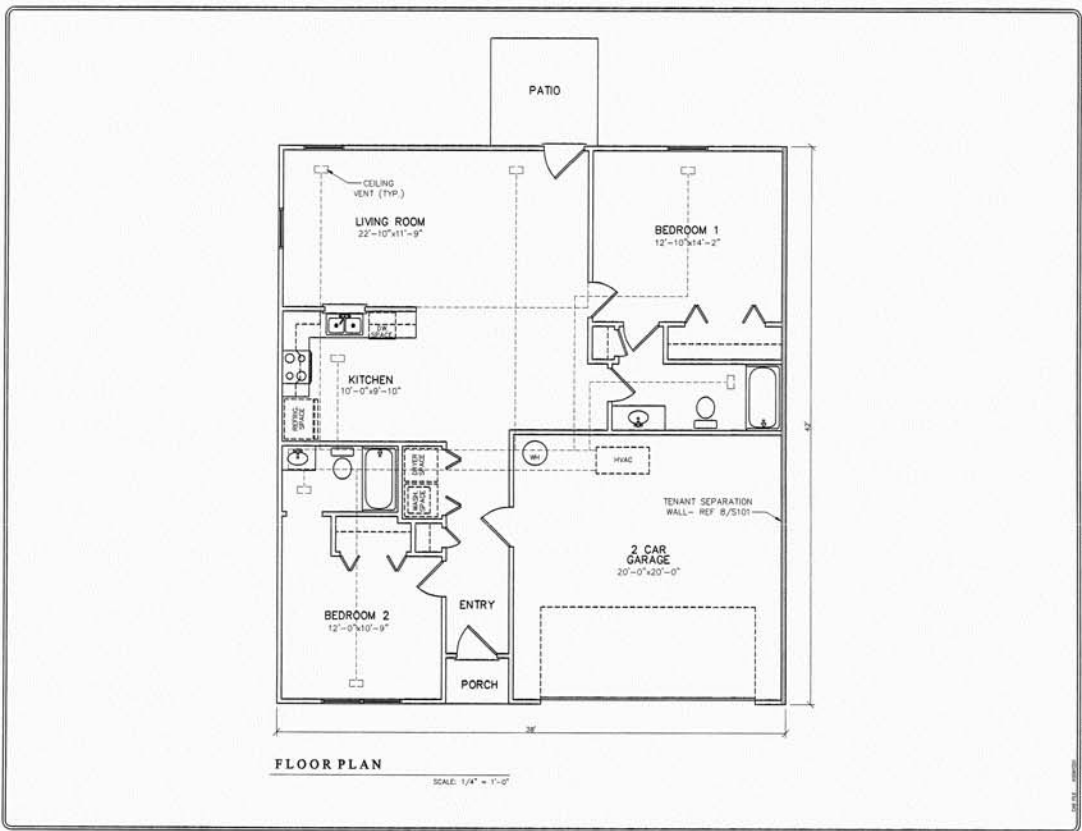
DESIGNED BY		SCALE		SHEET TWO	
DATE	BY	DATE	SCALE	NO.	OF
01/22/07	RCG	01/22/07	1" = 60'	2	2
REVISED	DATE	BY	FILE NO.	OF TOTAL SHEETS	
			08.10		
PLAN VIEW GENERAL LAYOUT					
ROBERT G. CAMPBELL & ASSOC., LP, JACKSON ROAD CONDOMINIUM PROJECT					
USE ON REVIEW					
CONSULTING ENGINEERS KNOXVILLE, TENNESSEE					





DATE	01-24-07
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