



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

▶ **FILE #:** 2-N-07-UR

AGENDA ITEM #: 92

AGENDA DATE: 2/8/2007

▶ **APPLICANT:** **HOLROB-HOWARD NORTHSHORE PARTNERSHIP**

OWNER(S): LEWIS HOWARD

TAX ID NUMBER: 134 A E 4, 4.01. 6, 8, 10, 11, 13

JURISDICTION: City Council District 2

▶ **LOCATION:** **South side of S. Northshore Dr., south of Wilshire Rd.**

▶ **APPX. SIZE OF TRACT:** **6.12 acres**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Each parcel fronts on S. Northshore Dr., a major arterial street with 23' of pavement with within 55-80' of right of way.

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

▶ **ZONING:** **R-1A (Low Density Residential)**

▶ **EXISTING LAND USE:** **Detached dwellings**

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

DENSITY PROPOSED: 3.11 du/ac

HISTORY OF ZONING: Rezoned to R-1A in December of 2006 (12-G-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential) & R-1A (Low Density Residential)

South: Residences / RB (General Residential)

East: Attached & detached residences / RB (General Residential)

West: Apartments / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of low to medium density residential development under R-1, R-A, RB and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 24 multi-dwelling residential units in the R-1A zoning district, subject to the following 15 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
5. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing system of Knoxville and Knox County.
7. Meeting all applicable requirements of the City of Knoxville Arborist.
8. Installing proposed landscaping within six months of the issuance of occupancy permits for each unit.
9. Obtaining a street connection permit by the Tenn. Dept. of Transportation.

10. Meeting all applicable requirements of the Knoxville Fire Marshall's Office regarding the proposed turnarounds.
11. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
12. Certification on the development plan by the applicant's surveyor that there is the required 400' of sight distance in both directions along S. Northshore Dr. at the development's entrance.
13. Place a note on the development plan that all units will have access only to the internal street system.
14. Approval of a subdivision plat combining the existing parcels into one development tract.
15. 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 R-1A zoning district.

COMMENTS:

The applicant is requesting approval of a 74 unit multi residential development. Of the 74 total units, only 24 are located in the City of Knoxville. The remaining 50 units are located in Knox County. The property which fronts along S. Northshore Dr. is zoning R-1A, (Low Density Residential in the City). Multi-dwellings are a use permitted on review in the R-1A zoning district. The remaining property is zoned RB, (General Residential in the County). Multi- dwellings are a use that is permitted in the RB zoning district, therefore not requiring MPC review. Since this development is in both jurisdictions, the applicant will be required to meet all applicable requirements of the Knoxville and Knox County Departments of Engineering.

The development will access S. Northshore Dr. The development will be gated and have a private interior roadway. A traffic impact study was required due to the fact that a deceleration lane was proposed on S. Northshore Dr. The Knoxville and Knox County Engineering Department's have both received copies of that study and are satisfied with the results. The applicant will be required to submit a landscape plan for the 24 units located in the City that meets all applicable requirements of the City of Knoxville Arborist.

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 compatible with the scale and intensity of adjacent developments and zoning patterns to the east and west of the site, which have been developed with apartments and condominiums.

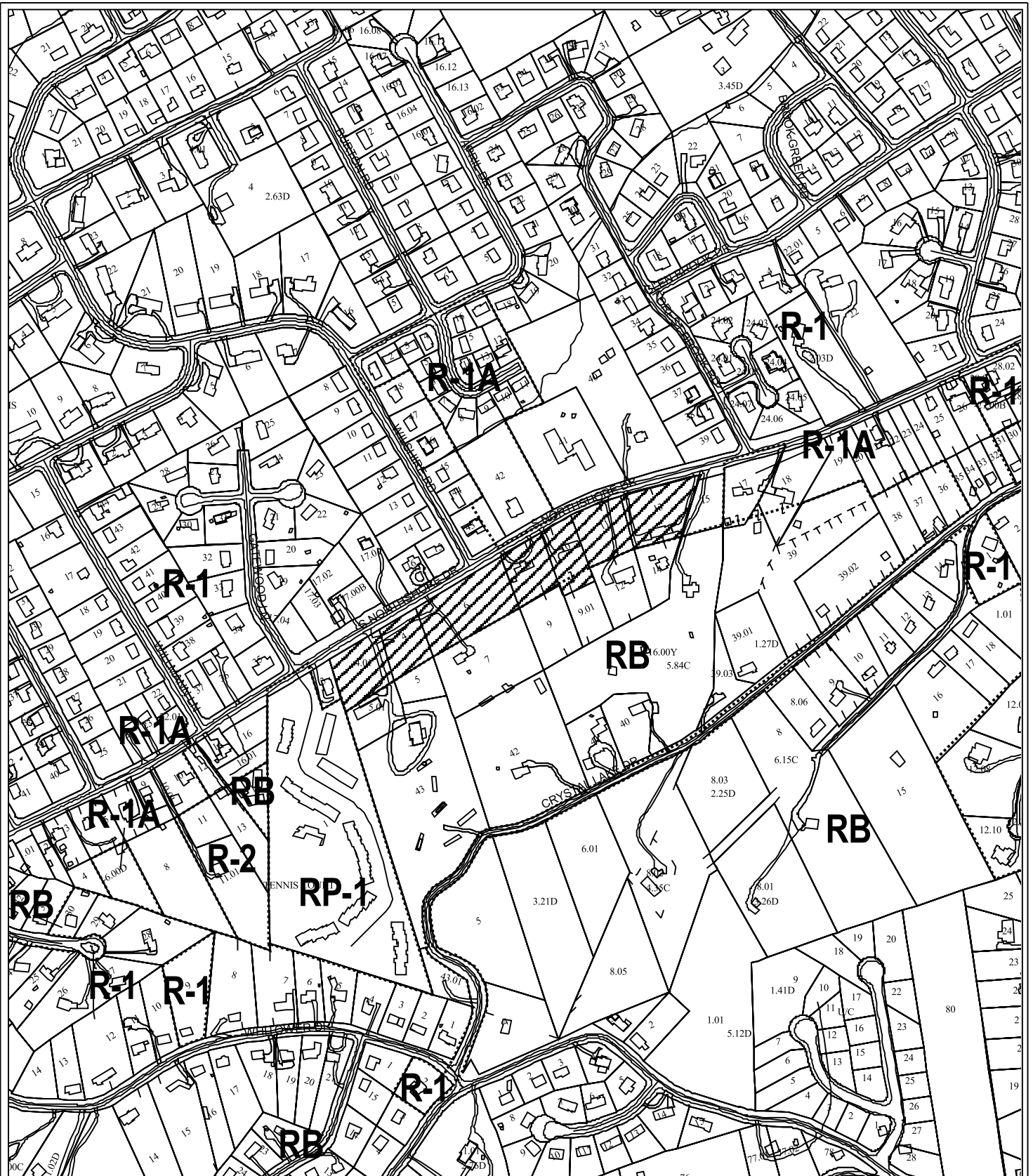
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed multi-dwelling development is consistent with all relevant requirements of the R-1A 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. Since this will be a gated development, the use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site.

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-N-07-UR
 USE ON REVIEW



Attached residential development in R-1A (Low Density Residential)

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

Petitioner: Holrob-Howard
 Northshore Partnership

Map No: 134

Jurisdiction: City



ENCLAVE SUBDIVISION USE ON REVIEW SET City of Knoxville/Knox County, Tennessee

Prepared For
Holrob-Howard Northshore Partnership
4800 Old Kingston Pike.
Knoxville, Tennessee 37919
(865) 588-4091

INFORMATION

ZONING: (CITY) EXISTING R-1,
R-1A APPROVED THROUGH MPC 12/14/06
ACREAGE (CITY): 6.12 ACRES
TOTAL NUMBER OF LOTS (CITY) : 19
TYPE OF DEVELOPMENT: CONDOMINIUM
TAX MAP: 134, CITY PARCELS 4.00, 4.01, 6.00, 8.00, 10.00,
11.00, 13.00
TAX MAP: 134, COUNTY PARCELS 5, 5.01, 7, 9, 9.01, 12, 14
42, 43



Site Location Map
DATE

Sheet No.	Title
C1.01	COVER
C2.01	SITE LAYOUT
C2.02	ROAD A PROFILE ROAD B PROFILE



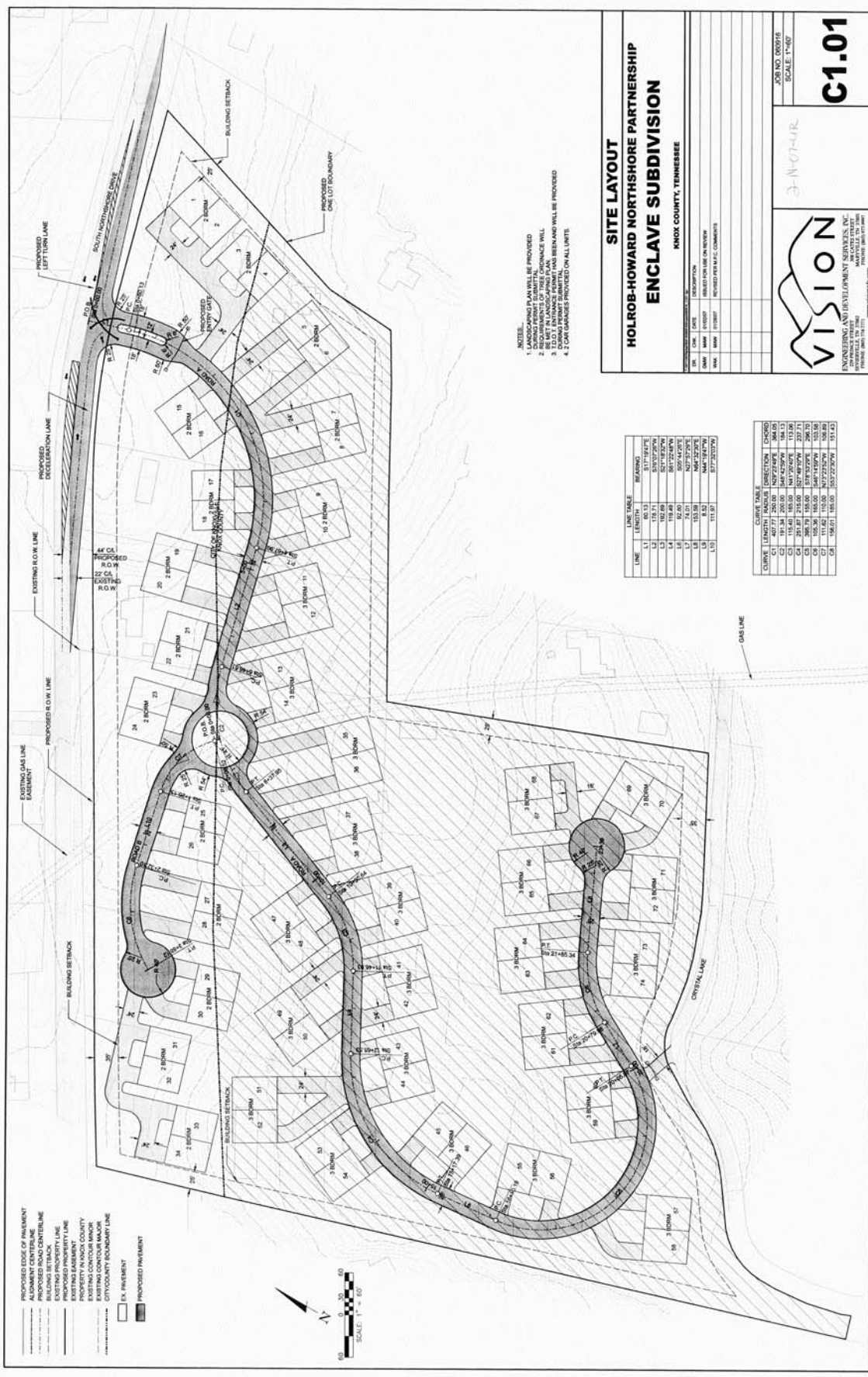
U.O.R.
DATE: 1/24/07

REVISED

2-N-07-UR
DATE: 01/22/07
DATE: 01/26/07
PROJECT: 06096
SHEET NO.



ENGINEERING AND DEVELOPMENT SERVICES, INC.
229 PRINCE STREET
SEVIERVILLE, TN 37862
PHONE: (865) 774-7771
www.visionmeds.com



SITE LAYOUT
HOLROB-HOWARD NORTHSORE PARTNERSHIP
ENCLAVE SUBDIVISION
 KNOX COUNTY, TENNESSEE

VISION
 ENGINEERING AND DEVELOPMENT SERVICES, INC.
 1000 W. WALKER AVE. SUITE 100
 MEMPHIS, TN 38117
 WWW.VISIONINC.COM

DATE: 11/13/07
 DRAWN BY: J. HARRIS
 CHECKED BY: M. C. COMBES

JOB NO. 080110
 SCALE: 1"=40'

C1.01

EAST GATE
ARCHITECTURE

HAKEN R. REED
ARCHITECT

8712 HOUSE MOUNTAIN WAY
COURTNEY HOUSE
37721

PHONE: (615) 741-8173
FACSIMILE: (615) 741-8173

KNOXVILLE, TENNESSEE

ENCLAVE

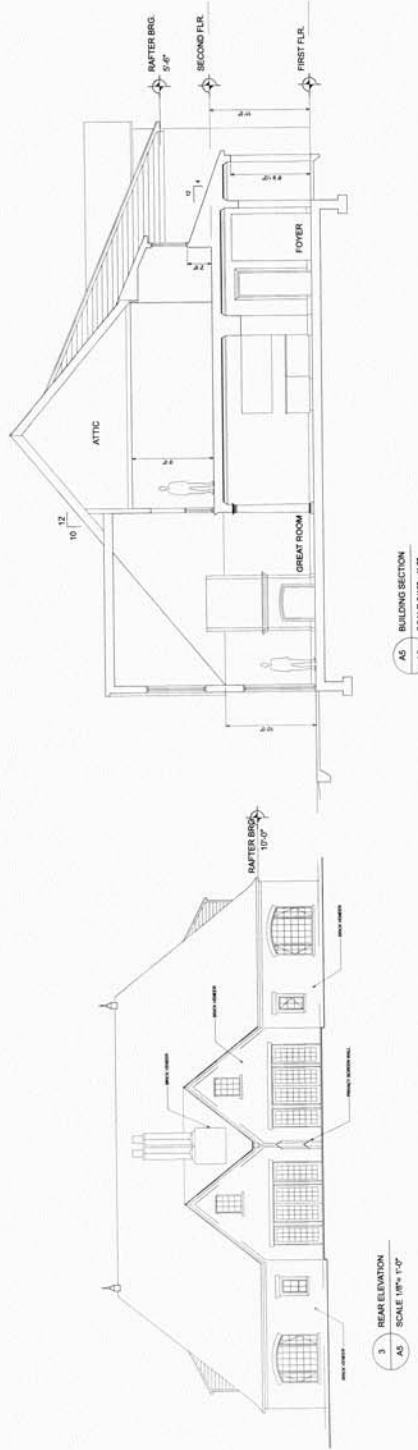
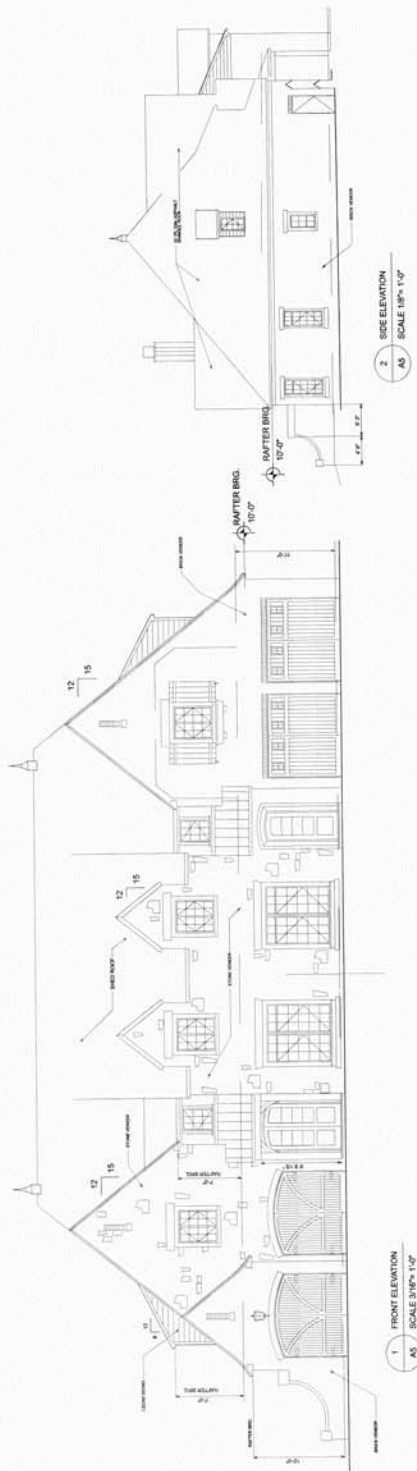
EXTERIORS
UNIT A

1/24/07

1/24/07

A5

1/24/07



3/15/07 EXTERIORS UNIT A 1/24/07 06:53:44 PM

EAST GATE
ARCHITECTURE

HAROLD BIRD
ARCHITECT

8712 HOUSE MOUNTAIN WAY
CORRYVILLE, TENNESSEE
37121

PHONE: (615) 341-8771
FACSIMILE: (615) 341-8773

KNOXVILLE, TENNESSEE

ENCLAVE

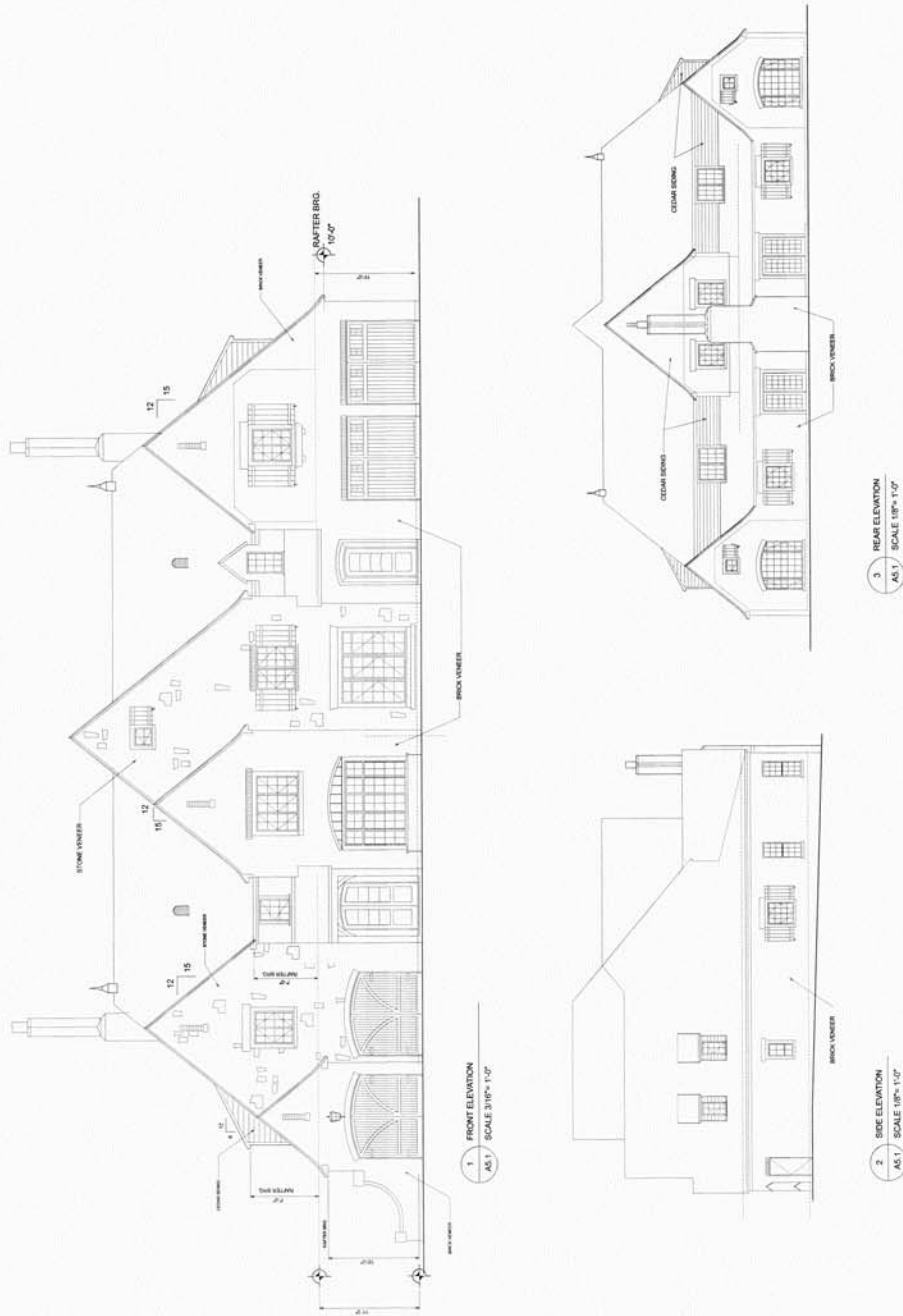
EXTERIOR
ELEVATIONS
UNIT B

2-18-07-108

DATE: 11/11/07

A5.1

1/24/07



AS 1 - EXTERIOR ELEVATIONS.dwg 3/15/2007 09:34:34 PM