



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

▶ **FILE #:** 10-K-06-UR **AGENDA ITEM #:** 73
POSTPONEMENT(S): 11/9/2006-2/8/2007 **AGENDA DATE:** 3/8/2007

▶ **APPLICANT:** LEMAY & ASSOCIATES
OWNER(S): BENJI SHULAR

TAX ID NUMBER: 104 006 (PART OF)
JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Hardin Valley Rd., northwest of Thompson Rd.

▶ **APPX. SIZE OF TRACT:** 16.3 acres

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a median within 190' right of way.

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

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Condominiums

HISTORY OF ZONING: Rezoned PR/TO (8-U-06-RZ & 8-F-06-SP)

SURROUNDING LAND USE AND ZONING: North: Vacant / BP/TO (Business Park & Technology Overlay)

South: Low Density Residential / A/TO (Agriculture & Technology Overlay) & PR (Planned Residential)

East: Residential / RA/TO (Low Density Residential & Technology Overlay)

West: Business & Church / BP/TO (Business Park & Technology Overlay)

NEIGHBORHOOD CONTEXT: The north side of Hardin Valley Rd. has been developed with some business and technology park uses with residential uses to the south and east and commercial uses to the west.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 74 residential condominiums units in the PR/TO (Planned Residential/Technology Overlay) zoning district, subject to the following 12 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. Installation of a continuous hedge of landscaping along the eastern (50') and western (35') property lines according to Type A Landscaping Design Guidelines.
6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit.

7. According to the Knox County Engineering Department, access to this development will be limited to right-in/right-out.
8. Submitting a detailed drawing of the proposed entrance, including the median opening and the location and distance to Thompson Rd. to the Knox County Department of Engineering.
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 450' of site distance in both directions along Hardin Valley 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 PR zoning district.

COMMENTS:

The applicant is requesting approval of a 74 unit condominium development. The development will access Hardin Valley Rd, and have a private interior roadway. Since the property adjoins a low density residential subdivision to the east, a 50' landscaped buffer must be maintained along the eastern property line. The applicant will be required to maintain an additional 35' landscaped buffer along the western property line. These landscaped buffers will help lessen the impact on adjoining property owners. Due to an existing median located on Hardin Valley Rd. directly across from the proposed entrance, access to the development will be limited to right-in and right-out.

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

1. The proposed condominium development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed condominium development at a density of 4.54 du/ac, is consistent is use and density with the zoning of the property.
3. Any school age children living in this development will be zoned to Hardin Valley Elementary and Karns Middle & High Schools.

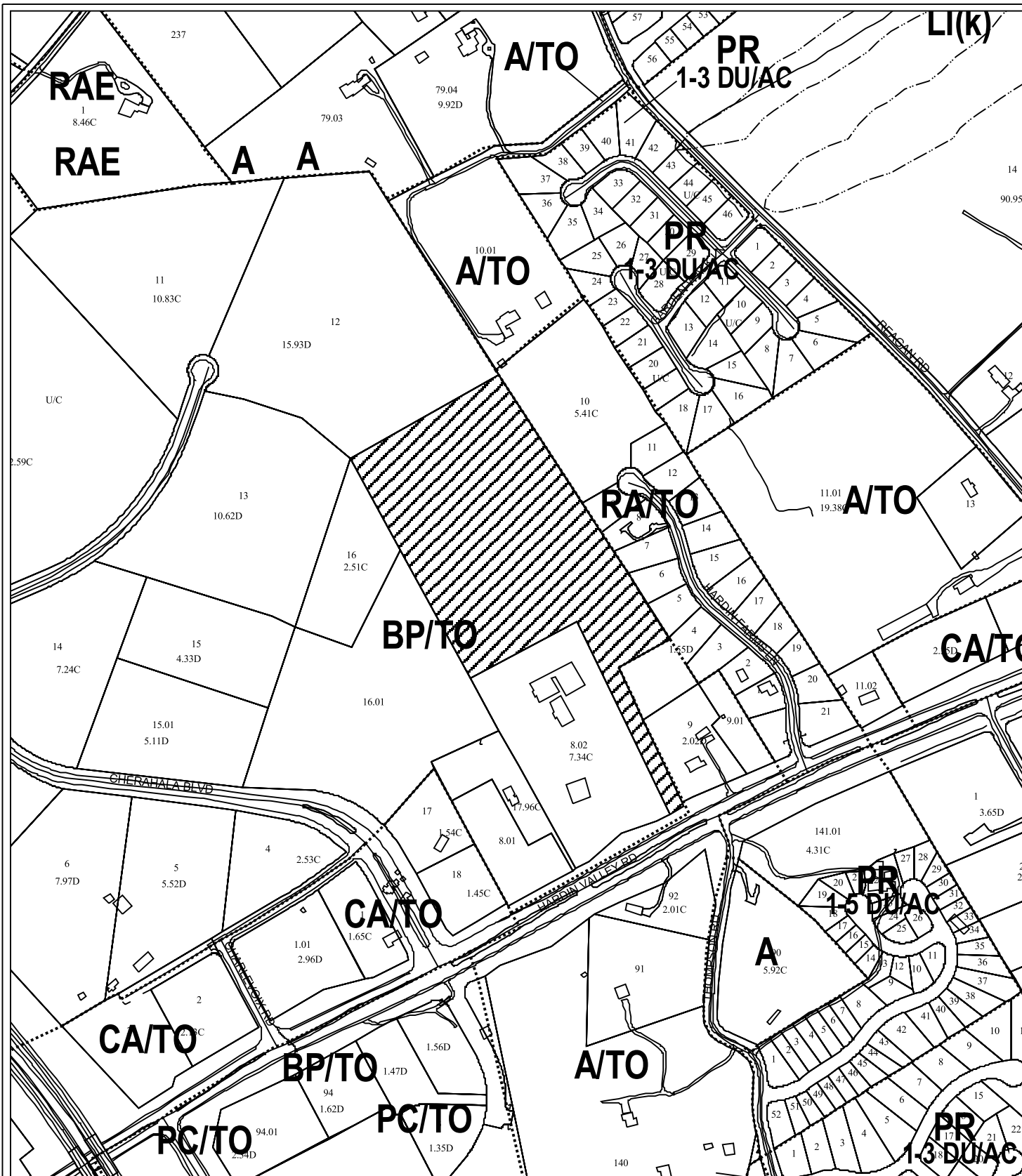
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed condominium development is consistent with all relevant requirements of the 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 in is harmony with the general purpose and intent of the Zoning Ordinance. The use will serve as a transition between business park uses to the west and lower density residential uses to the east. 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 Northwest 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 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.



10-K-06-UR
USE ON REVIEW



Condominiums in PR (Planned Residential) / TO (Technology Overlay)

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

Petitioner: Lemay & Associates

Map No: 104

Jurisdiction: County

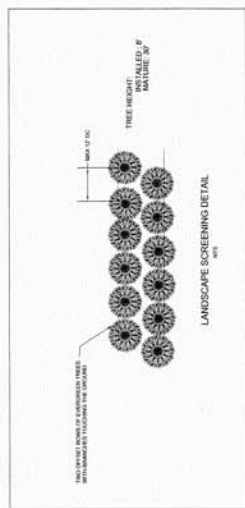


REV. DATE	BY
02-20-07	

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922
PH (865) 671-0183 FAX (865) 671-0213

DEVELOPMENT PLAN
BERNHURST
DISTRICT 6 KNOX COUNTY, TENNESSEE

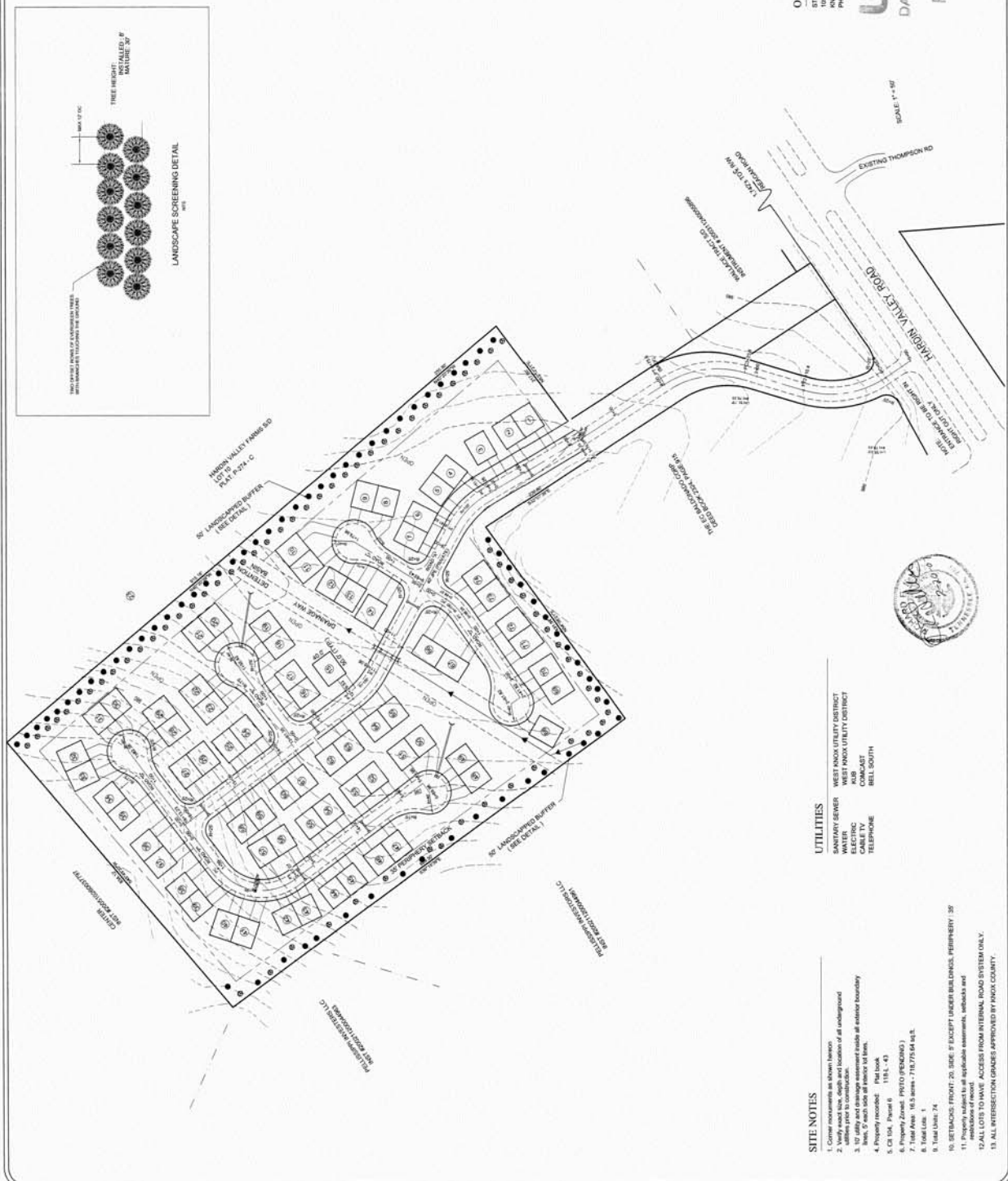
DATE	BY
02-20-07	
03-21-08	
04-24-08	
05-14-08	
06-17-08	
07-17-08	
08-14-08	
09-11-08	
10-08-08	
11-05-08	
12-02-08	
01-09-09	
02-05-09	
03-04-09	
04-01-09	
05-01-09	
06-01-09	
07-01-09	
08-01-09	
09-01-09	
10-01-09	
11-01-09	
12-01-09	
01-01-10	
02-01-10	
03-01-10	
04-01-10	
05-01-10	
06-01-10	
07-01-10	
08-01-10	
09-01-10	
10-01-10	
11-01-10	
12-01-10	
01-01-11	
02-01-11	
03-01-11	
04-01-11	
05-01-11	
06-01-11	
07-01-11	
08-01-11	
09-01-11	
10-01-11	
11-01-11	
12-01-11	
01-01-12	
02-01-12	
03-01-12	
04-01-12	
05-01-12	
06-01-12	
07-01-12	
08-01-12	
09-01-12	
10-01-12	
11-01-12	
12-01-12	
01-01-13	
02-01-13	
03-01-13	
04-01-13	
05-01-13	
06-01-13	
07-01-13	
08-01-13	
09-01-13	
10-01-13	
11-01-13	
12-01-13	
01-01-14	
02-01-14	
03-01-14	
04-01-14	
05-01-14	
06-01-14	
07-01-14	
08-01-14	
09-01-14	
10-01-14	
11-01-14	
12-01-14	
01-01-15	
02-01-15	
03-01-15	
04-01-15	
05-01-15	
06-01-15	
07-01-15	
08-01-15	
09-01-15	
10-01-15	
11-01-15	
12-01-15	
01-01-16	
02-01-16	
03-01-16	
04-01-16	
05-01-16	
06-01-16	
07-01-16	
08-01-16	
09-01-16	
10-01-16	
11-01-16	
12-01-16	
01-01-17	
02-01-17	
03-01-17	
04-01-17	
05-01-17	
06-01-17	
07-01-17	
08-01-17	
09-01-17	
10-01-17	
11-01-17	
12-01-17	
01-01-18	
02-01-18	
03-01-18	
04-01-18	
05-01-18	
06-01-18	
07-01-18	
08-01-18	
09-01-18	
10-01-18	
11-01-18	
12-01-18	
01-01-19	
02-01-19	
03-01-19	
04-01-19	
05-01-19	
06-01-19	
07-01-19	
08-01-19	
09-01-19	
10-01-19	
11-01-19	
12-01-19	
01-01-20	
02-01-20	
03-01-20	
04-01-20	
05-01-20	
06-01-20	
07-01-20	
08-01-20	
09-01-20	
10-01-20	
11-01-20	
12-01-20	
01-01-21	
02-01-21	
03-01-21	
04-01-21	
05-01-21	
06-01-21	
07-01-21	
08-01-21	
09-01-21	
10-01-21	
11-01-21	
12-01-21	
01-01-22	
02-01-22	
03-01-22	
04-01-22	
05-01-22	
06-01-22	
07-01-22	
08-01-22	
09-01-22	
10-01-22	
11-01-22	
12-01-22	
01-01-23	
02-01-23	
03-01-23	
04-01-23	
05-01-23	
06-01-23	
07-01-23	
08-01-23	
09-01-23	
10-01-23	
11-01-23	
12-01-23	
01-01-24	
02-01-24	
03-01-24	
04-01-24	
05-01-24	
06-01-24	
07-01-24	
08-01-24	
09-01-24	
10-01-24	
11-01-24	
12-01-24	
01-01-25	
02-01-25	
03-01-25	
04-01-25	
05-01-25	
06-01-25	
07-01-25	
08-01-25	
09-01-25	
10-01-25	
11-01-25	
12-01-25	
01-01-26	
02-01-26	
03-01-26	
04-01-26	
05-01-26	
06-01-26	
07-01-26	
08-01-26	
09-01-26	
10-01-26	
11-01-26	
12-01-26	
01-01-27	
02-01-27	
03-01-27	
04-01-27	
05-01-27	
06-01-27	
07-01-27	
08-01-27	
09-01-27	
10-01-27	
11-01-27	
12-01-27	
01-01-28	
02-01-28	
03-01-28	
04-01-28	
05-01-28	
06-01-28	
07-01-28	
08-01-28	
09-01-28	
10-01-28	
11-01-28	
12-01-28	
01-01-29	
02-01-29	
03-01-29	
04-01-29	
05-01-29	
06-01-29	
07-01-29	
08-01-29	
09-01-29	
10-01-29	
11-01-29	
12-01-29	
01-01-30	
02-01-30	
03-01-30	
04-01-30	
05-01-30	
06-01-30	
07-01-30	
08-01-30	
09-01-30	
10-01-30	
11-01-30	
12-01-30	
01-01-31	
02-01-31	
03-01-31	
04-01-31	
05-01-31	
06-01-31	
07-01-31	
08-01-31	
09-01-31	
10-01-31	
11-01-31	
12-01-31	

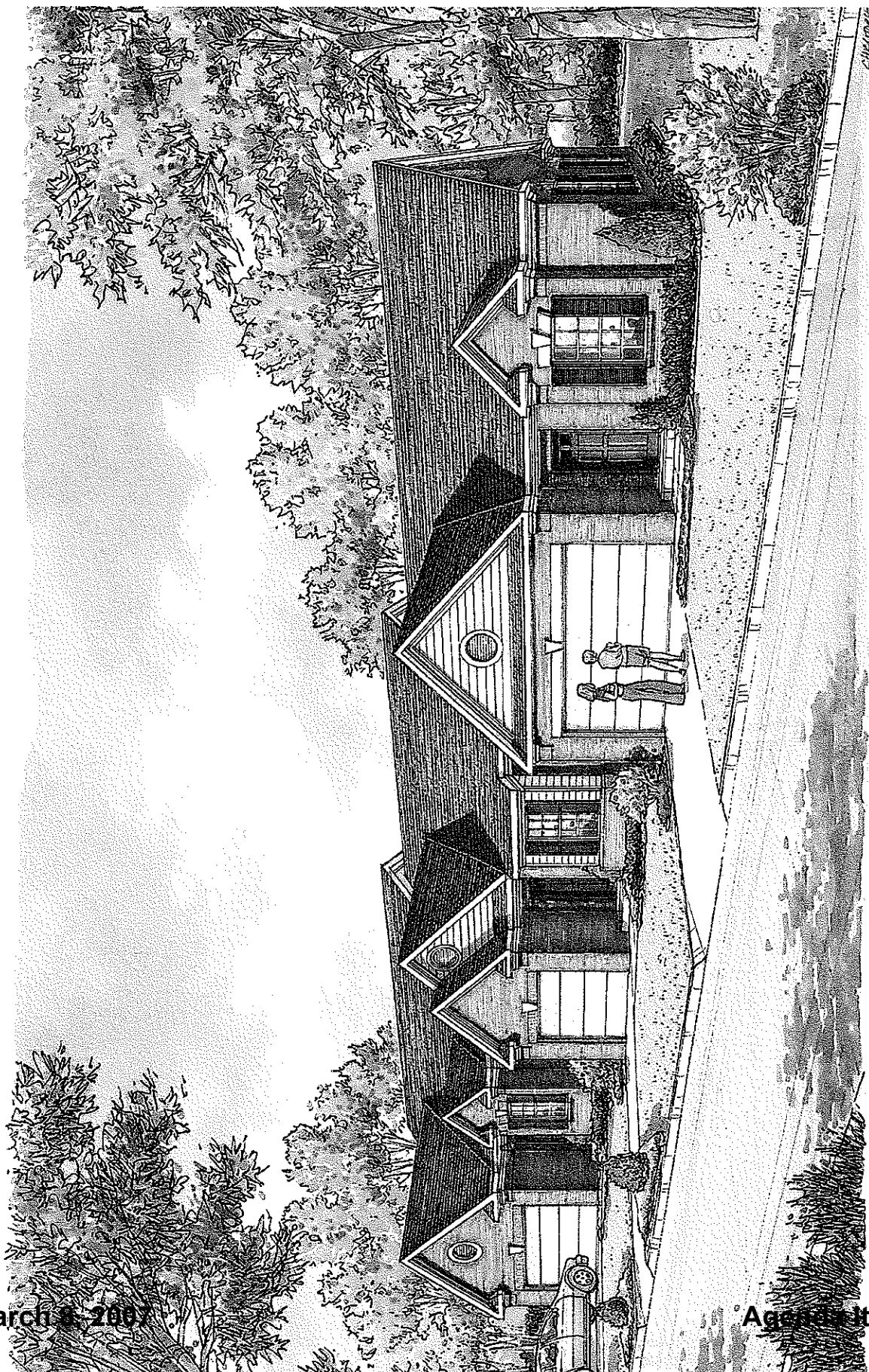


OWNER:
STARCASTLE LIMITED PARTNERSHIP
100 HARGIS VALLEY ROAD
KNOXVILLE, TENNESSEE 37922
PH 865-531-4198

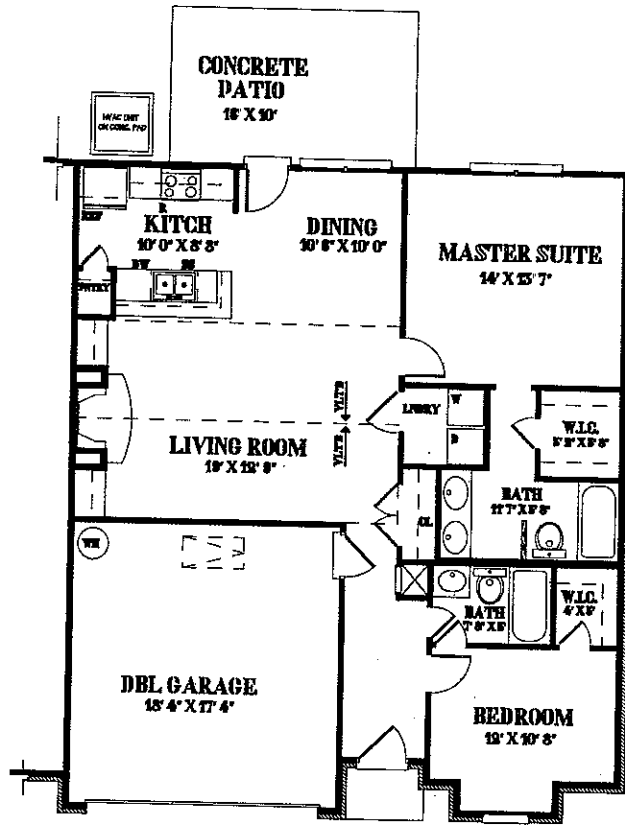
U.O.R.
DATE 10/10/07
REVISED 10/10/07

GRAPHIC SCALE
1" = 100' H.L.
1" = 200' H.L.



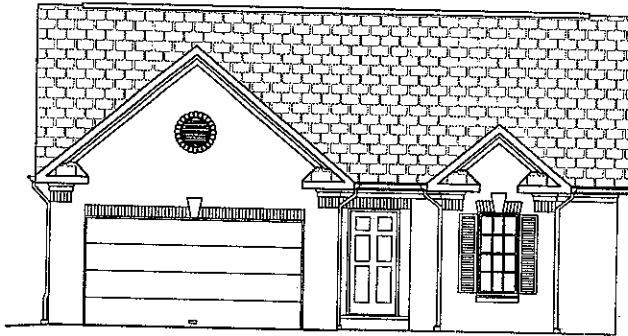


10-K-06-UR



FLOOR PLAN

OVERALL DIMENSIONS
 36-0 X 42-0
 WIDTH X DEPTH

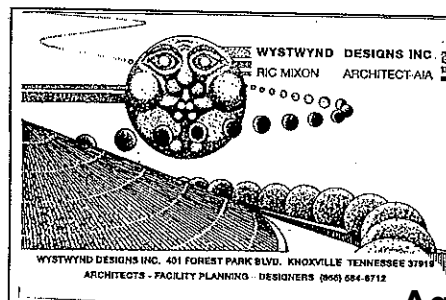


ELEVATION

THE DORSET

SINGLE FAMILY ATTACHED HOUSE

SQUARE FOOTAGE
 MAIN 1146 SQ FT
 GARAGE 331 SQ FT



10-K-06-UR