

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

▶ **FILE #:** 7-C-08-UR

AGENDA ITEM #: 62

AGENDA DATE: 7/10/2008

▶ **APPLICANT:** **COTTAGES AT GOVERNOR'S LANDING**

OWNER(S): TIM ICENHOUR COTTAGES GROUP, INC.

TAX ID NUMBER: 83 D C 015, 016 & 017

JURISDICTION: County Commission District 8

▶ **LOCATION:** **Northwest side of E. Gov. John Sevier Hwy., southwest of Holbert Ln.**

▶ **APPX. SIZE OF TRACT:** **33 acres**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy. a three lane arterial street at this location.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston River

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Residential subdivision**

3.61

HISTORY OF ZONING: The site was PR (Planned Residential) at 1-5 du/ac in 2000. Development plans for the site have previously been approved with the latest plan being approved in September, 2007.

SURROUNDING LAND USE AND ZONING: North: Holston River / F-1 floodway
 South: Detached dwellings / A agricultural
 East: Detached dwellings / A agricultural
 West: Detached dwellings / A agricultural

NEIGHBORHOOD CONTEXT: The surrounding property is zone A agricultural and F-1 Floodway. Development in the area consists of detached single family dwellings. The Holston River forms the northwestern boundary of the site.

STAFF RECOMMENDATION:

▶ **APPROVE the revised development plan for up to 14 detached dwellings on individual lots and 106 attached residential condominiums as shown on the development plan subject to 4 conditions**

1. Meeting all requirements of the previously approved concept subdivision plan (9-SI-07-C)
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project or posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.
4. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and

certification prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

COMMENTS:

At the September, 2007 MPC meeting this project received an approval for up to 104 attached condominium dwellings and the 14 lots. The applicant is now proposing to develop a 106 unit condominium project along with the 14 lots for detached dwellings on this 33.3 acre site. The road designs have not changed since the previous approval. The applicant is adding two attached dwellings and rearranging a number of the units on the site. In the past, MPC has approved a plan for 161 condominiums on this site (6-G-05-UR). The property is being proposed to be developed at 3.61 dwellings per acre.

A large depression is located on the site. In order to develop within the depress area the applicant will be required to have a qualified geotechnical engineer certify the suitability and stability of each building site. This will necessitate that intensive soil testing be completed before grading and building permits can be issued. The Knox County Dept. of Engineering and Public Works will have to review and approve the issuance of each building permit for any structure that will be located within 50' of the depressed area.

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

1. The proposed development will have minimal impact on local services since all utilities can be provided to serve this site.
2. The proposed mixed residential development is consistent in use and density with the zoning of the site.
3. Access to this project will be limited to John Sevier Hwy. via the internal road system of the project.

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

1. The proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 recommended density of this site is 1-5 dwellings per acre. The proposed 3.61 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area.

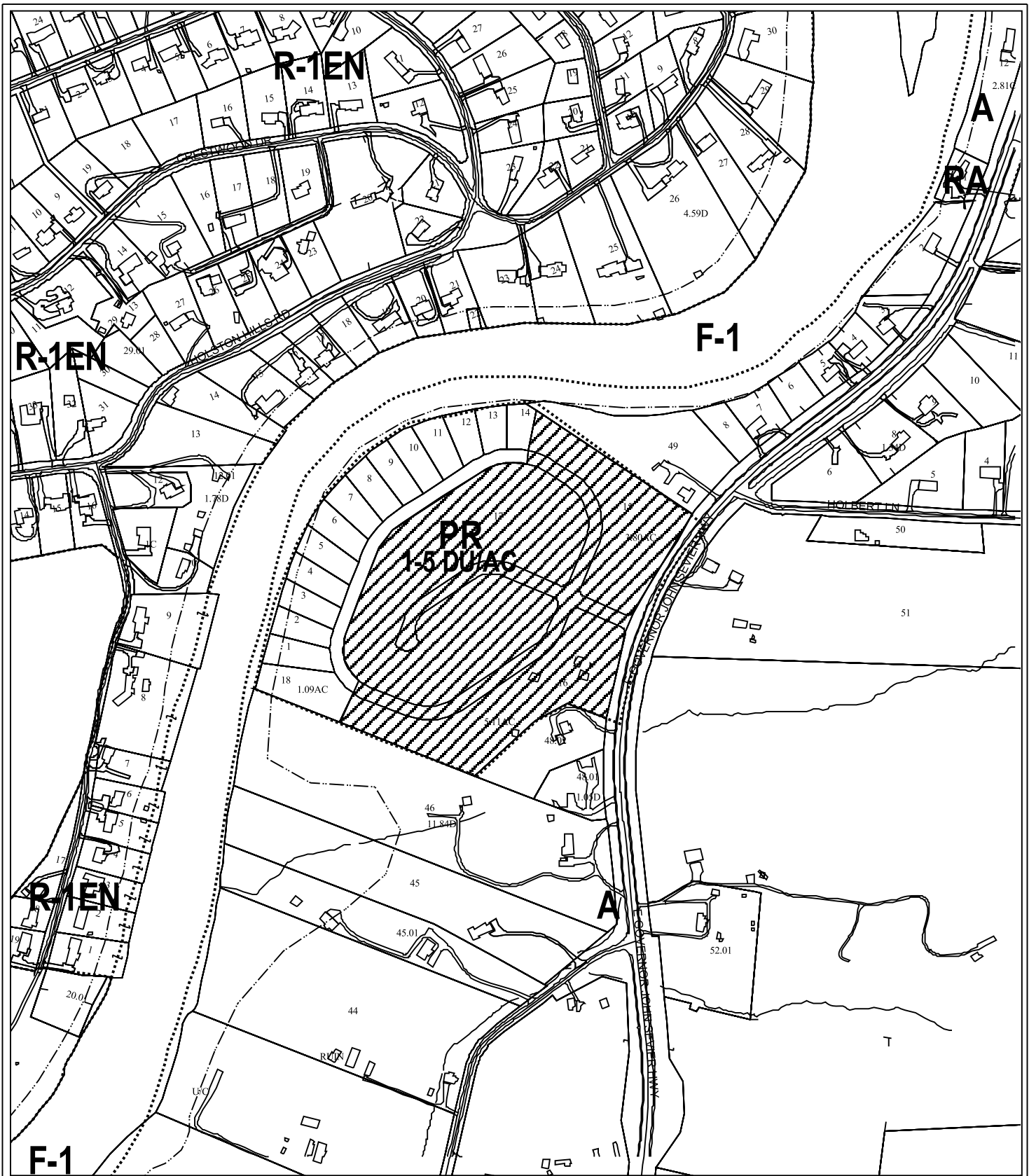
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: 45 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



7-C-08-UR
 USE ON REVIEW



Residential subdivision in PR (Planned Residential)

Original Print Date: 06/19/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cottages at Governor's Landing

Map No: 83

Jurisdiction: County



