

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

▶ **FILE #:** 6-G-08-UR

AGENDA ITEM #: 62

AGENDA DATE: 6/12/2008

▶ **APPLICANT:** KL REAL ESTATE CORPORATION

OWNER(S): KL REAL ESTATE CORPORATION

TAX ID NUMBER: 93 H A 3,3.01-3.09, 7,7.01-7.16

JURISDICTION: City Council District 3

▶ **LOCATION:** South side of Ball Camp Pk., north side of Matlock Dr.

▶ **APPX. SIZE OF TRACT:** 5.29 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Ball Camp Pike, a collector street with a pavement width of 20' within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Developing attached residential project

▶ **PROPOSED USE:** 29 attached dwellings

5.49du/ac

HISTORY OF ZONING: Concept plan and development plans approved in 2005, 2006 & March 2008

SURROUNDING LAND USE AND ZONING: North: Plumbing contractor & vacant land / C-3 commercial

South: Detached & attached dwellings / R-1 & R-1A residential

East: Detached dwellings /A-1 agricultural

West: Church & detached dwelling / A-1 agricultural

NEIGHBORHOOD CONTEXT: Property surrounding the site is zoned R-1, R-1A, RP-1, R-2, O-1 and C-3. Development in the area consists of attached and detached single family dwellings, apartments and a plumbing contractors office and warehouse.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 29 attached dwellings as shown on the development plan subject to 11 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.

4. Meeting all applicable requirements of the Knoxville Department of Engineering
5. Reducing the grade at the intersection of Road A at Ball Camp Pk. To 1% unless otherwise permitted by the Knoxville Dept. of Engineering
6. Approval of the proposed curb and gutter design by the Knoxville Engineering Dept.
7. Approval of a resubdivision of the property combining all existing parcels into one
8. Meeting all applicable requirements of the Tenn. Dept. of Environment and Conservation
9. Provision of a front minimum building setback of 20' from the property line for units with a one-car garage and a 15' building setback for units with a two-car garage
10. Establishment of a homeowners association for the purpose of maintaining all commonly held assets including storm drainage facilities
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any additional grading or building permits

COMMENTS:

The applicant is proposing to develop this 5.29 acre tract into 29 attached residential condominiums at a density of 5.49 du/ac. This property was rezoned to RP-1 (Planned Residential) at a density of 1 - 5.9 du/ac by City Council on May 24, 2005. (4-N-05-RZ). Although the property has frontage on Matlock Rd., the applicant is proposing to access the development via Ball Camp Pk.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed attached residential development at a density of 5.49 du/ac, is consistent in use and density (up to 5.9 du/ac) with the zoning. Other subdivision development in the area has occurred under the RP-1 zoning regulations (Maple Grove Subdivision to the west).
3. Any school age children living in this development are presently zoned to attend Pleasant Ridge Elementary, Northwest Middle School and West High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed attached residential development meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 approved zoning density of this site is 1 - 5.9 dwellings per acre. The proposed 5.49 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan designates this property for low density residential with a maximum density of 5.9 du/ac. The RP-1 zoning approved for the site allows a density up to 5.9 du/ac. At a proposed density of 5.49 du/ac, the proposed development is consistent with the Sector Plan, One Year Pan and zoning designation.
2. The site is located within the Urban Growth Area inside the City on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 314 (average daily vehicle trips)

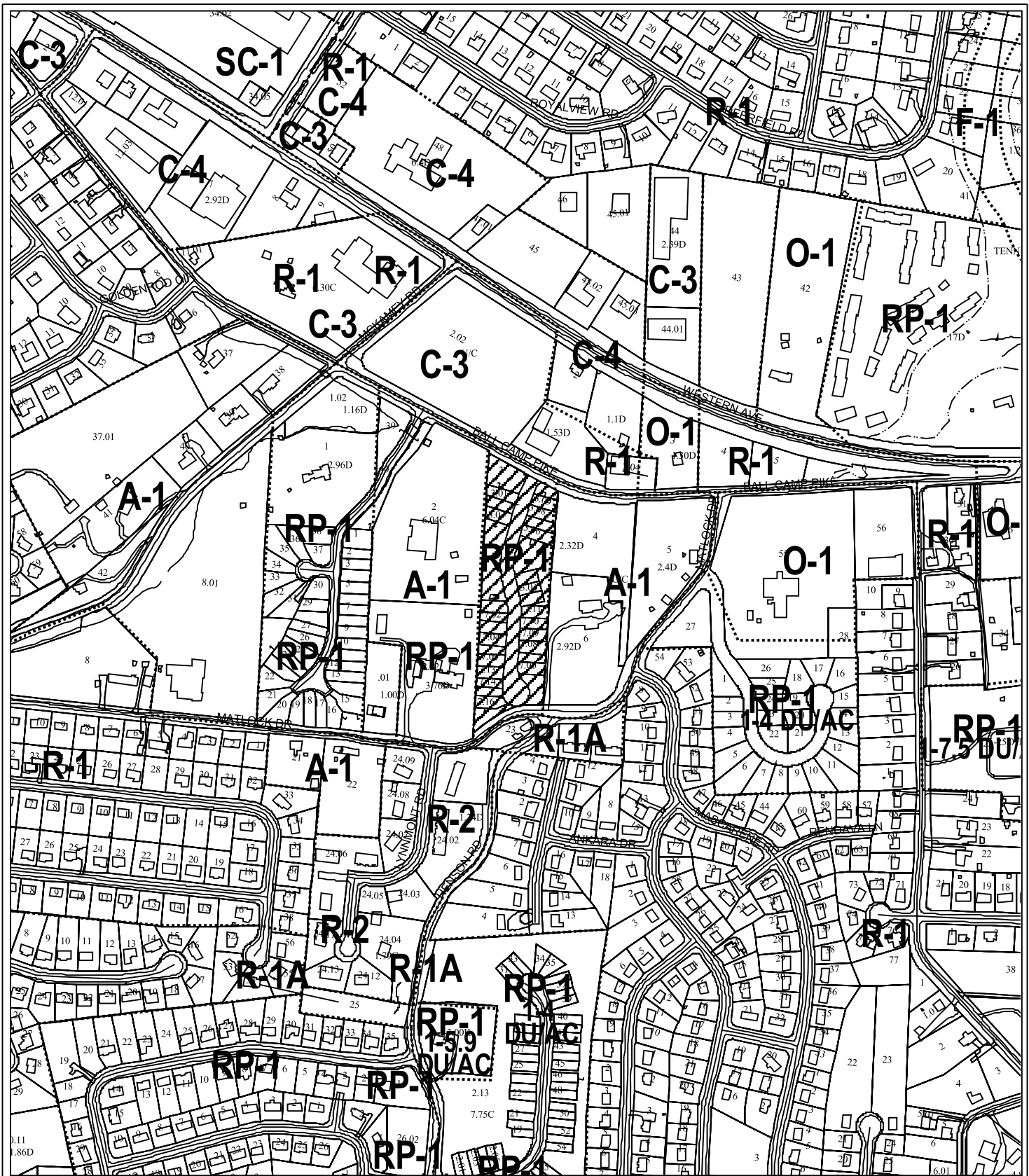
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public and private school children, ages 5-18 years)


Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and West 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 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.



6-G-08-UR
 USE ON REVIEW

 29 attached dwellings in RP-1 (Planned Residential)

Original Print Date: 05/23/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: KL Real Estate Corporation

Map No: 93

Jurisdiction: City



