

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 9-F-02-UR **Related File Number:**
Application Filed: 8/8/2002 **Date of Revision:**
Applicant: VICTOR JERNIGAN
Owner:

PROPERTY INFORMATION

General Location: South side of E. Emory Rd., east side of Birdie Ln.
Other Parcel Info.:
Tax ID Number: 38 037 **Jurisdiction:** County
Size of Tract: 9.5 acres
Accessibility: Access is via Birdie Ln., a local street with a 26' wide pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single-family residence and vacant land
Surrounding Land Use:
Proposed Use: Multi-family townhouses **Density:** 4.0 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of low density residential development along E. Emory Rd.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2936 E Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

transitional use between the single-family residences to the south and E. Emory Rd., a major arterial street.

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

1. The proposed condominium project is consistent with the general standards for uses permitted on review.
2. The proposal meets the permitted zoning density of this site of 1 - 4 dwellings per acre.
3. The plan as presented meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. At a proposed density of 4 du/ac, the development conforms with the North County Sector Plan which designates this area as low density residential at a density of up to 5 du/ac.
2. With the dedication of a greenway easement along Beaver Creek, the proposed subdivision will conform to the Knox County Parks Plan.

MPC Action:

Approved

MPC Meeting Date: 1/9/2003

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Provision of street names which are consistent with Uniform Street Naming and Addressing System in Knox County (County Ord. 91-1-102).
4. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation.
5. Working with the Knox County Greenways and Parks Coordinator to determine if a greenway easement is needed on this side of Beaver Creek, and if needed establishing the width and location for the easement. The dedication of any easement shall occur prior to the issuance of any occupancy permits for this project.
6. Revising the development plan to add the minimum floor elevations (MFE) for all units within the 500 year flood fringe.
7. Revising the development plan to provide at least 85' of sight distance from the driveways of Units 15 - 18 to the north along Ripple Creek Way and posting a 15 mph speed limit sign at the entrance onto Ripple Creek Way.
8. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of the exterior of the dwellings, grounds, drainage systems and other commonly held assets.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff 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.

Summary of MPC action:

APPROVE the request for up to 38 attached residential condominiums on this site as shown on the development plan subject to 10 conditions

Date of MPC Approval:

1/9/2003

Date of Denial:

Postponements:

9/12/2002 - 11/14/02

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: