

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: 10-G-08-UR **Related File Number:**
Application Filed: 9/2/2008 **Date of Revision:**
Applicant: CHESSER-KENNEDY COMMUNITIES

PROPERTY INFORMATION

General Location: Northeast side of Cherokee Trail, west of Edington Rd.
Other Parcel Info.:
Tax ID Number: 108 006.01 **Jurisdiction:** City
Size of Tract: 9.68 acres
Accessibility: Access is via Cherokee Trail, a two lane minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Attached and detached residential dwellings **Density:** 3.1 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR/SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in an area of multi-dwelling developments occurring under RP-1 and PR zoning districts.

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

Street: 1217 Cherokee Trl
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning approved by Knoxville City Council on September 9, 2008 for RP-1 at up to 3.5 du/ac with a maximum of 80 bedrooms.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 30 residential dwelling units with a maximum of 80 bedrooms subject to 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
5. Prior to the issuance of any building permits, establishing and certifying a minimum of 400' of sight distance in both directions along Cherokee Trail.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Working with Knoxville Area Transit (KAT) on establishing a shuttle service between the proposed student housing projects and the University of Tennessee Campus.
8. Recording a final plat for the property showing the required right-of-way dedication as depicted on the development plan.
9. Submitting a sign plan for approval by Planning Commission Staff and the Knoxville Sign Inspector.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to develop a 30 unit multi-dwelling complex on approximately 9.68 acres at a density of 3.1 du/ac. The property is located on the north side of Cherokee Trail west of the intersection of Cherokee Trail and Edington Rd.

The Planning Commission considered a rezoning request (7-I-08-RZ) for this property and recommended approval of RP-1 (Planned Residential) zoning at a density of up to 3.5 du/ac with a maximum of 80 bedrooms, on July 10, 2008. The Knoxville City Council approved the rezoning request on September 9, 2008.

This 30 unit development which includes a mix of single and duplex residential units will be rented out as student housing. The proposed development plan identifies the number of bedrooms provided in each dwelling unit with a total of 80 bedrooms. Staff has a copy of the unit floor plans on file. The required parking for the development would be 60 spaces. As proposed, 90 parking spaces are being provided. Since the units will be rented out by the number of bedrooms, the applicant is providing an average of 1.125 parking spaces per bedroom. A swimming pool is being provided as a recreational amenity.

A traffic impact analysis is not required for this development. Since the time that the Planning Commission considered the rezoning request for this property, a traffic signal has been installed at the intersection of Cherokee Trail and the entrance drive for the University of Tennessee Hospital. The traffic signal has helped reduce traffic delays at that intersection. The applicant's engineer has identified that 400' of sight distance will be available at the development entrance with site grading and vegetation removal. Staff is recommending a condition that prior to the issuance of any building permits, the applicant shall establish a minimum sight distance of at least 400' in both directions along Cherokee Trail at the development entrance.

Staff is also recommending a condition that the applicant work with Knoxville Area Transit (KAT) on establishing a shuttle service between the proposed student housing project and the University of

Tennessee Campus.

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

1. Public water and sewer utilities are available to serve the site.
2. As a proposed student housing development there will be minimal impact on the public school system.
3. The recent installation of a traffic signal at the intersection of Cherokee Trail and the entrance road to the Hospital should reduce the impact of this proposed development.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed 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 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 substantial additional traffic through residential areas since the development is located on a collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South City Sector Plan proposes low density residential uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site (RP-1 at up to 3.5 du/ac).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 11/13/2008

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
 4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
 5. Prior to the issuance of any building permits, establishing and certifying a minimum of 400' of sight distance in both directions along Cherokee Trail.
 6. Meeting all applicable requirements of the Knoxville Department of Engineering.
 7. Working with Knoxville Area Transit (KAT) on establishing a shuttle service between the proposed student housing projects and the University of Tennessee Campus.
 8. Recording a final plat for the property showing the required right-of-way dedication as depicted on the development plan.
 9. Submitting a sign plan for approval by Planning Commission Staff and the Knoxville Sign Inspector.
 10. "Applicant will dedicate a conservation easement on undisturbed area of property." (Added by City Council 1-27-09)
- With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for up to 30 residential dwelling units with a maximum of 80 bedrooms subject to 10 conditions as amended

Date of MPC Approval: 11/13/2008 **Date of Denial:** **Postponements:** 10/9/2008

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 12/1/2008

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/27/2009 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:**

If "Other":

Amendments:

Approved with 10th condition: "Applicant will dedicate a conservation easement on undisturbed area of property.

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: