

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 10-I-16-UR **Related File Number:**  
**Application Filed:** 8/31/2016 **Date of Revision:**  
**Applicant:** TAPESTRY TURKEY CREEK

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## PROPERTY INFORMATION

**General Location:** East side Snyder Rd., north side Outlet Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 174 **Jurisdiction:** County  
**Size of Tract:** 12.27 acres  
**Accessibility:** Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way, or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way. Vehicular access to the site has limited to Outlet Dr. only by County Commission when the property was rezoned (5-E-15-RZ).

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling development with 220 units **Density:** 17.9  
**Sector Plan:** Northwest County **Sector Plan Designation:** HDR (high density residential)  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area just north of I-40/75 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd. and I-40/75 interchange, which is developed primarily with commercial uses.

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

**Street:** 11616 Snyder Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 18 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property rezoned from A to PR @ 6.5 du/ac in 2007, then PR @ 12 in March 2015, then PR @ 18 in Sept. 2015.

**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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the development plan for a multi-dwelling development with up to 220 apartment units, subject to 11 conditions.

Staff Recomm. (Full):

1. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting the Knox County Access Policy for the Outlet Dr. driveway, unless otherwise approved by the Knox County Department of Engineering and Public Works.
5. Installing all landscaping, as shown on the landscape plan (sheet LC5.00), within six months of issuance of the first occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
6. Meeting all applicable sign regulations of the Knox County Zoning Ordinance.
7. All sidewalks shall be a minimum of 5 feet wide and all internal development sidewalks shall meet the applicable requirements of the ADA Accessibility Guidelines (ADAAG).
8. All sidewalk crossings shall have high visibility markings according to MUTCD (Manual of Uniform Traffic Control Devices) standards.
9. Obtaining approval from the Knox County Fire Marshall and Knox County Department of Engineering and Public Works for the proposed fire access and gate from Snyder Rd., which provided a secondary access to the development for emergency services only.
10. Access to Snyder Rd. through the proposed "fire access and gate" is to be limited to emergency services personnel only, unless otherwise approved by County Commission.
11. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and the other criteria for approval of a Use on Review.

Comments:

The applicant is requesting approval of a 220 unit apartment development on 12.27 acres that is zoned PR (Planned Residential) up to 18 du/ac, and the development has a density of 17.9 du/ac.

The proposed development will have a single access driveway off of Outlet Dr, as required by the condition placed on the zoning by County Commission. The development will include a total of seven apartment buildings and one 2 story loft style building with units above garages. The dwelling unit mix includes 66 one bedroom units, 128 two bedroom units and 26 three bedroom units. The minimum parking requirement from the Knox County Zoning Ordinance is 317 parking spaces and 339 parking spaces are proposed. Most of the buildings be 3 stories and approximately 46' tall. Buildings I and II will have a 3-story front elevation and an additional walkout basement level for a total of 4 stories which is approximately 56' tall.

The amenities for the development will include a clubhouse, pool, sidewalks, and open lawn area. Sidewalks will be installed within the development and along Snyder Rd. for the length of the property frontage.

A landscape plan has been submitted that includes a combination of deciduous and evergreen trees. A mix of evergreens will predominantly be used as vegetative screening between the development and

properties to the north and east.

A fire access and gate is provided to Snyder Rd. and is to be restricted to emergency personnel only. This access is needed because developments of this size are required to have multiple access points. The proposed design includes a rollover curb and structural plastic grid that allows grass to grow up through it. This will visually differentiate this entrance so drivers do not mistake it for an entrance to the development. The final design will need to be reviewed and approved by both the Knox County Department of Engineering and Public and the Knox County Fire Marshall.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 17.9 du/ac, is consistent in use and density with the approved rezoning of the property and the high density residential sector plan designation.
3. An estimated 51 school age children will live in the development, which are currently zoned for Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

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

1. The proposed apartment development, with the recommended conditions, meets the standards for development within a PR (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 since this area is proposed for and developing with a mix of uses, including office, commercial, residential and a public school.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The property designated HDR on the sector plan, with a small portion of the property designated Hillside Protection in the northeast corner. The PR zoning approved by the Knox County Commission in September 2015 allows consideration of a density up to 18 du/ac. The proposed apartment development at a density of 17.9 du/ac is consistent with the recommendations of the Sector Plan and the approved zoning.
2. The site is located within the Urban Growth Boundary of the Town of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 11/10/2016

- Details of Action:**
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  2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
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**Summary of Action:** APPROVE the development plan for a multi-dwelling development with up to 220 apartment units, subject to 11 conditions.

Date of Approval: 11/10/2016

Date of Denial:

Postponements: 10/13/2016

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**