

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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File Number: 11-A-17-UR **Related File Number:**
Application Filed: 9/21/2017 **Date of Revision:**
Applicant: CLEAR WATER PARTNERS LLC

PROPERTY INFORMATION

General Location: Southeast side of Carmichael Rd., southern end of Valley Vista Rd.
Other Parcel Info.:
Tax ID Number: 117 03613 & 118-00104 **Jurisdiction:** County
Size of Tract: 24.976 acres
Accessibility: Access is via Carmichael Rd., a minor collector street with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 11.93 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MU-SD
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located along the west side of Pellissippi Pkwy., south of Vista Dei Monte business park, under various zones, and north of the Centerpoint condominium development, zoned OB/TO and BP/TO.

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

Street: 0 Carmichael Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Planning Commission recommended approval of the request to rezone the property to OB (Office, Medical, and Related Services) / TO (Technology Overlay) on September 14, 2017. The Knox County Commission postponed review to November 20, 2017.

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 an apartment complex with up to 298 residential units subject to the following 12 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) for the proposed development (11-A-17-TOB).
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
4. As required by the Knox County Department of Engineering and Public Works, completing the recommended street improvements as identified in the Transportation Impact Study for Hardin Valley Pointe (prepared by Ajax Engineering, with a revised date of November 5, 2017), for the intersection of Valley Vista Road and Carmichael Road at the Hardin Valley Pointe driveway entrance. The specific recommendations are identified as item #2 on pages 61 and 62 of the revised study.
5. Knox County will provide the final surface and striping for any improvements to the intersection of Valley Vista Rd. and Carmichael Rd. Currently a mini roundabout is proposed.
6. The details for the proposed mini roundabout will be addressed during the design plan stage of review by the Knox County Department of Engineering and Public Works. Sight distance and capacity for the proposed mini roundabout must be determined before the final mini roundabout design can be approved. Plans for the proposed apartment complex will not be approved until the design of the intersection has been finalized and approved.
7. Site clearing and grading shall not occur prior to final approval by the Knox County Department of Engineering and Public Works. Prior to any site clearing and grading, identify the limits of grading disturbance in the field in order to protect those few areas on the site that are to remain undisturbed.
8. Working with the Knox County Department of Engineering and Public Works and Planning Commission staff during the design plan stage of the review to determine if a second entrance on the east side of the development can be added to allow a connection to a frontage road along Pellissippi Parkway that is being considered by the Tennessee Department of Transportation.
9. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
10. Installing all sidewalks as identified on the development plan in compliance with the requirements of the Knox County Department of Engineering and Public Works and the requirements of the Americans with Disabilities Act (ADA).
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the OB / TO zoning districts, as well as other criteria for approval of a use on review.

Comments:

The applicant is requesting approval of a 298 unit apartment development on a 24.976 acre site at a density of 11.93 du/ac. The site is located on the southeast side of Carmichael Rd., the southwest side of Pellissippi Parkway and at the southern end of Valley Vista Rd. which provides access north to Hardin Valley Rd.

The Planning Commission recommended approval of the request to rezone the property to OB (Office, Medical, and Related Services) / TO (Technology Overlay) on September 14, 2017. The recommendation of approval included the following two conditions: 1. Use on review approval of a

development plan will be required by MPC prior to any disturbance of the site, including clearing and grading. 2. The maximum residential density of 12 dwelling units per acre is the permitted density by right in the OB zone and no higher density shall be permitted by way of a use on review application or otherwise. The Knox County Commission postponed review of the request to their November 20, 2017 meeting.

The proposed entrance for the apartment complex will be off of Carmichael Rd., directly across from Valley Vista Rd. The apartment complex will include 69 one bedroom units, 173 two bedroom units and 56 three bedroom units within 12 buildings. The building mix includes 1 two/three story building, 1 three story building and 10 three/four story buildings. The buildings will meet the required setbacks of both the OB zoning district and the TTCDA setback standards. The proposed parking for the units includes 566 spaces in surface parking areas and 48 spaces located within stand alone parking garages. An additional 28 spaces are being provided for the office/clubhouse and mail kiosk for a total of 642 spaces. Amenity areas are being provided throughout the complex including a clubhouse, pool, playground, picnic areas, gazebos, benches and a sidewalk network. The sidewalk system will also connect to the existing sidewalks that are located along Valley Vista Rd. which provides access to Hardin Valley Rd.

The Tennessee Department of Transportation (TDOT) in evaluating the traffic impact study that was prepared for this development had stated that it is their full intent to move forward with the removal of the median cuts and eventually at grade intersections along this stretch of Pellissippi Parkway. TDOT's intent is to make Pellissippi Parkway an access controlled roadway by sole use of the interchanges and a frontage road system on either side. The traffic impact study is being revised to reflect that proposed change to the existing road system. A mini roundabout is being evaluated for the intersection of Carmichael Rd., Valley Vista Rd. and the proposed apartment complex entrance. Staff is also working with the applicant to evaluate a second entrance for the complex that could possibly tie into the frontage road along Pellissippi Parkway that is being considered by TDOT.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA application (11-A-17-TOB) will be considered by the TTCDA Board on November 6, 2017.

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

1. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
2. The traffic impact study that has been prepared for the development identifies the street improvement that will be necessary for this intersection to continue to operate at acceptable levels of services with the proposed development.
3. The proposed development is compatible with other development that has occurred in this area under the BP, OB and PC zoning.

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

1. With the recommended conditions, the proposed apartment development is consistent with all relevant requirements of the OB zoning, as well as other criteria for approval of a use on review.
2. The 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor 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 Northwest County Sector Plan identifies this site within a mixed use special district (NW-CO-4). This specific area south of Carmichael Rd. is addressed in the plan with the recommendation that the northern portion of the site adjacent to Carmichael Road should be limited to office uses with a recommendation for all new development to go through a use on review process. The rezoning recommendation of OB zoning, with the condition that use on review approval is required is in keeping with the Sector Plan. The OB zoning allows multi-dwelling developments by right. The proposed development at a density of 11.93 du/ac is consistent with the sector plan and proposed zoning designation.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 11/9/2017

Details of Action:

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (11-A-17-TOB).
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
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Summary of Action:

APPROVE the development plan for an apartment complex with up to 298 residential units subject to the following 12 conditions:

Date of Approval:

11/9/2017

Date of Denial:

Postponements:

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: