

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: 12-C-14-UR **Related File Number:**
Application Filed: 10/27/2014 **Date of Revision:**
Applicant: STERLING DEVELOPMENT

PROPERTY INFORMATION

General Location: Southeast side of Gleason Dr., southwest side of Wellsley Park Rd.
Other Parcel Info.:
Tax ID Number: 120 F B 03607 **Jurisdiction:** City
Size of Tract: 4.65 acres
Accessibility: Access is via Gleason Dr, a local street with a divided median two to four lane section and Wellsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 17.9 du/ac
Sector Plan: West City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area that has a mix of low and medium density residential development, and office and commercial uses.

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

Street: Gleason Dr
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: The property was rezoned to RP-1 (Planned Residential) with a density of 19 du/ac by Knoxville City Council on May 18, 2010.

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 109 apartment units, subject to the following 12 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
 3. Compliance with recommendations 2 and 4 of the Traffic Impact Study for Wellsley Park Phase 2 Development prepared by Cannon & Cannon, Inc. and dated October 30, 2014.
 4. The final design of the median changes to Gleason Dr. at the proposed development entrance are subject to review and approval by the Knoxville Department of Engineering.
 5. Working with the Knoxville Department of Engineering on improving the sight distance to the west along Deane Hill Dr. at the intersection of Wellsley Park Rd. and Deane Hill Dr.
 6. Meeting all applicable requirements of the Knoxville Department of Engineering.
 7. The gated entrance off of Gleason Dr. and the emergency access driveway to Wellsley Park Rd. is subject to approval by the Knoxville Fire Marshal.
 8. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector. As proposed, the entry sign details do not comply with the Knoxville Zoning Ordinance standards.
 9. Installation of all sidewalks as identified on the development plan.
 10. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for each phase of the project. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
 11. Meeting all applicable requirements of the Knoxville City Arborist.
 12. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop the second phase of the Wellsley Park Apartments which are located on the west side of Wellsley Park Rd. just north of Deane Hill Dr. The second phase of the apartment development will include 109 dwelling units on 4.65 acres at a site specific density of 23.44 du/ac. The overall density for both phases of the apartment development (358 dwelling units on a 20 acre tract) will be 17.9 du/ac. The RP-1 zoning designation for this property allows a maximum density of up to 19 du/ac. When the first phase of the apartment development was approved on March 8, 2012 for 249 dwelling units, the unused density from the 20 acre tract was transferred to this 4.65 acre tract. The density transfer would allow up to 130 dwelling units.

The proposed 109 unit development will have a mix of one, two and three bedroom units with 31 one bedroom units, 66 two bedroom units and 12 three bedroom units. The complex will include four residential buildings with 2 three story buildings and 2 three/four story buildings.

The driveway access for the development will be from Gleason Dr. with an emergency access only driveway connection to Wellsley Park Rd., across from Sir Arthur Way. Gated access is proposed for the development and is subject to approval by the Knoxville Fire Marshal.

The plan includes a total of 185 parking spaces with 30 of the spaces being provided as garage spaces. In addition to sharing the amenities from the phase 1 development, a grilling area and a dog park will be provided in the second phase. Sidewalks are being provided to allow connections between

the units, the phase 1 development and the external sidewalk/pathway system.

The updated Traffic Impact Analysis prepared for this development identified that current traffic operations at each of the study intersections generally are very good and are expected to continue with the background growth of traffic. With the proposed apartment complex, traffic conditions are expected to continue to be acceptable.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed apartment development with an overall density of 17.9 du/ac, is consistent in use and density with the existing zoning. Other development in the area has occurred under the RP-1 (Planned Residential) zoning regulations.
3. As identified in the Traffic Impact Analysis, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

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

1. With the recommended conditions, the proposed apartment 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for medium density residential use. The One Year Plan identifies the property for medium density residential use with a maximum density of 24 du/ac. The existing RP-1 zoning allows a density of 19 du/ac. At an overall density of 17.9 du/ac, the proposed project conforms to the adopted plans and zoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/12/2015

- Details of Action:**
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Summary of Action: APPROVE the development plan for up to 109 apartment units, subject to the following 12 conditions:

Date of Approval: 2/12/2015 **Date of Denial:** **Postponements:** 12/11/2014

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: