

# 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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Knoxville, Tennessee 37902  
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**File Number:** 2-B-08-UR                      **Related File Number:**  
**Application Filed:** 12/14/2007              **Date of Revision:**  
**Applicant:** ROBERT BEDWELL

## PROPERTY INFORMATION

**General Location:** East side of N. Gallaher View Rd., south of Broome Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 H B 02701 AND 02703                      **Jurisdiction:** City  
**Size of Tract:** 30.6 acres  
**Accessibility:** Current access is through the established Walker's Crossing Apartment Complex via E. Walker Springs Ln., a local street with 25' of pavement width within 50' of right of way. Access is also proposed to N. Gallaher View Rd., a five lane minor arterial street with varying right-of-way widths.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Apartments and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartment development (52 new units, 404 total units)                      **Density:** 13.2 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** MU, O & MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is in an area that serves as a transition between office and commercial uses to the south and west and low density residential development to the north and east.

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

**Street:** N Gallaher View Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) & RP-1 (Planned Residential) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Existing apartment development property was rezoned to RP-1 in the 1980's. See comment section below for most recent request.

## 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 52 additional apartment units subject to the following 8 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
  2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.
  3. Prior to submitting an application for a building permit, submitting detailed design plans for the turn lane configurations for the entrance driveway and changes to N. Gallaher View Rd. to City Engineering and Planning Commission Staff for review and approval. The design plans shall also address the need for a turnaround area for the entrance drive due to the proposed gate.
  4. Obtaining approval from the Knoxville Fire Marshal on the design of the proposed access gate for the development.
  5. Meeting all applicable requirements of the Knoxville Department of Engineering.
  6. Meeting all applicable requirements of the Knoxville City Arborist.
  7. Installation of landscaping as shown on the development plan within six months of the issuance of the first occupancy permit for each phase of the project.
  8. 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 add 52 apartment units to the existing Walker's Crossing apartment complex. With the existing 352 units, there will be a total of 404 apartment units on this 30.6 acre tract (area excluding floodway) for a proposed density of approximately 13.2 du/ac. The proposed apartments will be located in two three story buildings. There are 26 one bedroom units and 26 two bedroom units. There will be 85 new parking spaces provided which is the minimum number of required parking spaces.

The Planning Commission considered a plan amendment and rezoning request (1-A-08-PA/1-A-08-RZ) for this property on January 10, 2008. The Planning Commission recommended approval of the requests that included a plan amendment that supports the rezoning change of Tax Parcel 120HB02701 to RP-1 (Planned Residential) and increases the maximum density of the entire RP-1 property from 12 du/ac to 13.5 du/ac. The Knoxville City Council approved the requests on Second Reading at their February 26, 2008 meeting.

The proposed apartment expansion will tie into the existing driveway network for the complex with access out to East Walker Springs Ln. A new entrance is also proposed out to N. Gallaher View Rd. The new access drive will be approximately 450' southeast of the intersection of Broome Rd. and N. Gallaher View Rd.

A Traffic Impact Study was prepared by Cannon & Cannon, Inc. to address this new access drive. A copy of the study is attached. The study evaluated the new driveway intersection with N. Gallaher View Rd. and the intersection of Walker Springs Ln./Sam's Club Driveway and N. Gallaher View Rd. The study concluded that the addition of the new driveway connection will improve the operating conditions and reduce the side street delays at the intersection of Walker Springs Ln./Sam's Club Driveway and N. Gallaher View Rd.

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 complex at a density of 13.2 du/ac for the entire development, is consistent in use and density with the zoning density that was approved by Knoxville City Council on February 26, 2008.
3. As identified in the Traffic Impact Study, the proposed development with the new access to N. Gallaher View Rd. will actually improve the operating conditions and reduce the side street delays at the intersection of Walker Springs Ln./Sam's Club Driveway and N. Gallaher View Rd. under future conditions.

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

1. The proposed apartment complex 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 additional traffic through residential areas since it will have direct access to a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan designates this property for office use. The One Year Plan as amended identifies the property for mixed use development including medium density residential use. The approved RP-1 zoning allows a density of up to 13.5 du/ac. The proposed development with an overall density of 13.2 du/ac is consistent with the One Year Plan.
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:** 3/13/2008

- Details of MPC action:**
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  3. Prior to submitting an application for a building permit, submitting detailed design plans for the turn lane configurations for the entrance driveway and changes to N. Gallaher View Rd. to City Engineering and Planning Commission Staff for review and approval. The design plans shall also address the need for a turnaround area for the entrance drive due to the proposed gate.
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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.

**Summary of MPC action:** APPROVE the development plan for up to 52 additional apartment units subject to the following 8 conditions:

**Date of MPC Approval:** 3/13/2008 **Date of Denial:** **Postponements:** 2/14/2008  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council **Date of Legislative Action, Second Reading:**  
**Date of Legislative Action:** **Other Ordinance Number References:**  
**Ordinance Number:** **Disposition of Case, Second Reading:**  
**Disposition of Case:** **If "Other":**  
**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**