

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: 3-C-12-UR **Related File Number:**
Application Filed: 1/23/2012 **Date of Revision:**
Applicant: STERLING DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South side of Gleason Dr., west side of Welsley Park Rd., north side of Deane Hill Dr.
Other Parcel Info.:
Tax ID Number: 120 F B 03604 **Jurisdiction:** City
Size of Tract: 20 acres
Accessibility: Access is via Gleason Dr, a local street with a divided median two to four lane section and Welsley 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:** 16.22 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: 0 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 249 apartment units on a 15.35 acres and the transfer of the unused density to the remaining 4.65 acres of the site, 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. Revising the development plan so that the connection between the internal sidewalk system and the external sidewalk does not occur within the access driveway.
 4. The access drive for the 4.65 acre parcel shall be approved through the use on review application for that parcel. There may be turning movement restrictions for the access onto Gleason Dr.
 5. Subject to approval by the Knoxville Department of Engineering, providing on-site grading at the intersection of Wellsley Park Rd. and Deane Hill Dr. to improve the sight distance to the west along Deane Hill Dr.
 6. Meeting all applicable requirements of the Knoxville Department of Engineering.
 7. The gated entrance 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. Revising the landscape plan to include a landscape buffer along the Deane Hill Dr. frontage to reduce the impact of the proposed development along this major collector street. The revised plan shall be submitted to the Planning Commission Staff for approval.
 10. Installation of landscaping as shown on the revised 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 15.35 acres of a 20 acre tract as a 249 unit apartment complex at a density of 16.22 du/ac. The proposed development will have a mix of one, two and three bedroom units with 83 one bedroom units, 140 two bedroom units and 26 three bedroom units. The complex will include thirteen residential buildings with a mix of two story, two/three story and three story buildings.

The applicant is also requesting that the unused density from the 15.35 acre parcel be transferred to the remaining 4.65 acre parcel. The development plan shows a total of 130 units assigned to the future development parcel.

The driveway access for the development will be from Wellsley Park Rd., just south of Sir Arthur Way. Gated access is proposed for the development and is subject to approval by the Knoxville Fire Marshal. Due to site grade changes, there will not be driveway connections between the apartment complex and the 4.65 acre future development parcel to the north. The applicant has shown a proposed access drive to Gleason Dr. that was included in a previous approval for this site. The design for the access drive for the 4.65 acre parcel will be addressed through the use on review application for that parcel. There may be turning movement restrictions for the access onto Gleason Dr.

The plan includes a total of 454 parking spaces with 82 of the spaces being provided as garage spaces. Amenities proposed for the development include a clubhouse and pool area, car wash and

some storage units. Sidewalks are being provided to allow connections between the units and the clubhouse and pool area and the external sidewalk/pathway system.

Staff is requesting that the landscape plan be revised to include a landscape buffer along the Deane Hill Dr. frontage to reduce the impact of the site grading, retaining walls and apartment buildings that are proposed along this major collector street.

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 complex at a density of 16.22 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 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and 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 a density of 16.22 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: 3/8/2012

Details of Action:

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Summary of Action:

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Date of Approval:

3/8/2012

Date of Denial:

Postponements:

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: