

# 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-D-12-UR  
**Application Filed:** 1/23/2012  
**Applicant:** JOHN A. MURPHY

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side of Gleason Dr., east of Morrell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 120 F B 03602 **Jurisdiction:** City  
**Size of Tract:** 3.03 acres  
**Accessibility:** Access is via Gleason Dr, a local street with a divided median, two to four lane section.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Residential units above commercial **Density:** 61.06 du/ac  
**Sector Plan:** West City **Sector Plan Designation:** Regional Mixed Use Center (MU-RC)  
**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:** PC-1 (Retail and Office Park)  
**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 6-14 du/ac in 1996 for the southern 10 acres, and RP-1 (Planned Residential) with a density of 24 du/ac for the northern 10 acres in 2000.

## 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 185 apartment units over a ground floor of mixed commercial businesses, subject to the following 9 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Providing any documentation to the Knoxville Department of Engineering that indicates that detention for this site had been previously master planned as part of the stormwater improvements that are in place for the Deane Hill center.
  3. Providing documentation that legal access to the driveway along the western side of the property either exists or will be provided.
  4. Moving the accessible parking spaces within the parking garage closer to the elevator.
  5. Meeting all applicable requirements of the Knoxville Department of Engineering.
  6. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
  7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the project. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
  8. Meeting all applicable requirements of the Knoxville City Arborist.
  9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

Comments: The applicant is proposing to develop this 3.03 acre site with a mixed use facility that includes a five story apartment building over a ground floor of mixed commercial businesses. The site is located on the south side of the Centre at Deane Hill shopping center with access to Gleason Dr. The site was originally identified on the Deane Hill Master Plan approved in 1996 as The Lodge at Deane Hill, a proposed five story hotel. An assisted living facility is located directly to the east.

The property which is zoned PC-1 (Retail and Office Park) district allows dwellings on the second floor and above over commercial uses. The PC-1 zoning has no restrictions on the number of stories or the density for residential development.

The apartment building includes a mix of one, two and three bedroom units with 85 one bedroom units, 85 two bedroom units and 15 three bedroom units proposed. With a total of 185 units, the residential density for the development is 61.06 du/ac. The maximum lot coverage by buildings in the PC-1 district is 50%. The proposed lot coverage is 39.7%.

The proposed driveway access for the development includes two access drives onto Gleason Dr., and one access drive onto the access driveway between Gleason Dr. and the shopping center.

The plan includes a total of 325 parking spaces with 134 surface parking spaces and 191 garage spaces. There are 128 parking spaces located in a basement level parking garage and 63 spaces located in the ground floor garage behind the commercial businesses. Amenities proposed for the development include a clubhouse, fitness center and pool area.

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 mix use commercial space/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 and commercial space is consistent in use and density with the requirements of the existing PC-1 zoning. Other development in the area has occurred under the PC-1 (Retail and Office Park) and 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 commercial businesses and apartment complex meets the standards for development within a PC-1 (Retail and Office Park) 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 and One Year Plan designate this property as mixed uses - regional commercial.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 4/12/2012

- Details of Action:**
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**Summary of Action:** APPROVE the development plan for up to 185 apartment units over a ground floor of mixed commercial businesses, subject to 9 conditions:

**Date of Approval:** 4/12/2012 **Date of Denial:** **Postponements:** 3/8/2012

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**