

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-13-UR **Related File Number:**
Application Filed: 1/25/2013 **Date of Revision:**
Applicant: COTTAGE LANDING KNOXVILLE

PROPERTY INFORMATION

General Location: South side of Cherokee Trail, west of Edington Rd.
Other Parcel Info.:
Tax ID Number: 108 003 AND 00401 **Jurisdiction:** County
Size of Tract: 20.118 acres
Accessibility: Access is via Cherokee Trail, a two lane minor collector street with an 18-20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Student Housing **Density:** 4.27 du/ac
Sector Plan: South County **Sector Plan Designation:** HP/SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is in an area of multi-dwelling/student housing developments occurring under RP-1 and PR zoning districts.

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

Street: 1436 Cherokee Trl
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned to PR (Planned Residential) at a density of up to 7.5 du/ac by Knox County Commission on August 28, 2006.

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

Variations 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 86 residential dwelling units with a maximum of 344 bedrooms subject to 13 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County.
4. After receiving approval from the Knoxville Department of Engineering and prior to the issuance of an occupancy permit for this development, installing the agreed upon traffic improvements identified in the attached Kimley-Horn and Associates, Inc. memorandum dated March, 2013.
5. Working with the Knoxville Department of Engineering identify the developer's fair share contribution for the Cherokee Trail Safety Improvements being considered for implementation by the City of Knoxville.
6. Prior to any site grading, identify grading limits in the field to protect those areas of the site that are to remain undisturbed other than what is needed for the trail network and overlooks.
7. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Cherokee Trail.
8. Prior to the issuance of any building permits, establishing and certifying a minimum of 300' of sight distance in both directions along Cherokee Trail at the proposed development entrance.
9. Obtaining an off-site drainage easement for stormwater detention in the area of the sinkhole located to the west, or providing stormwater retention on site.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Meeting all applicable requirements of the Knoxville Department of Engineering.
12. Obtaining approval and recording a final plat for the property combining the two deeded parcels into a single lot.
13. Sign plans are subject to compliance with the Knox County Zoning Ordinance and approval by the Knox County Sign Inspector.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

Comments: The applicant is proposing to develop a 86 unit multi-dwelling complex on approximately 20.118 acres at a density of 4.27 du/ac. The property is located on the south side of Cherokee Trail, west of Edington Rd.

The Planning Commission considered a rezoning request (5-H-06-RZ) for this property on July 24, 2006. The applicant had requested a density of up to 8 du/ac. Staff recommended approval at a density of only 3 du/ac due to the site's environmental constraints. The Planning Commission recommended approval of the PR (Planned Residential) zoning at a density of up to 6.5 du/ac. The Knox County Commission approved the rezoning to PR on August 28, 2006 at a density of up to 7.5 du/ac.

This 86 unit development which includes 10 multi-dwelling buildings will be rented out as student housing. The proposed development plan includes a breakdown of the three building types, with the number of dwelling units and number of bedrooms per dwelling unit identified. The development will include a total of 344 bedrooms. The required parking for the proposed development which is based on dwelling units is 129 spaces. Since this will be a student housing development with rentals being

by bedrooms and not units, the applicant is providing 348 parking spaces which is one space per bedroom and 2.7 times the required parking.

Recreational amenities include a clubhouse, swimming pool, beach volley ball court and a trail network. Sidewalks are provided throughout the development.

The applicant has submitted a traffic impact study prepared by Kimley-Horn and Associates, Inc. The trip analysis is based on trip rates that are more appropriate for student housing type developments. Recommended improvements from the study are attached. A sight distance analysis was also conducted for the entrance of the development in both directions along Cherokee Trail. Their analysis identifies 380' of sight distance to the east and 420' to the west along Cherokee Trail. Based on sight distance standards within the Minimum Subdivision Regulations, a minimum of 300' of sight distance is recommended.

In response to concerns raised about the traffic impact of the proposed development on Cherokee Trail and the signalized intersection of Cherokee Trail with the Alcoa Highway on/off ramp and the University of Tennessee Medical Center entrance, the applicant and their traffic engineer met with representatives from the hospital and their traffic engineer to discuss the traffic impact and potential solutions. A summary of the meeting is included in the attached memorandum from Kimley-Horn and Associates, Inc. dated March 4, 2013. The memorandum identifies interim improvements that the applicant has agreed to implement to help offset the impact of the proposed development.

Also attached is a memorandum from James Hagerman, Director of Engineering for the City of Knoxville regarding recent and planned improvements to Cherokee Trail. The report identifies proposed drainage and safety improvements that are planned for Cherokee Trail over the next year.

The applicant is planning on providing a shuttle service between the proposed student housing project and the University of Tennessee Campus to help reduce traffic congestion.

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

1. Public water and sewer utilities are available to serve the site.
2. The recommended traffic improvements should help to reduce the traffic impact of this proposed development.
3. The proposed development is consistent with other development in the area and is proposed at a density that is below the density of the larger student housing projects in the area.
4. As a proposed student housing development there will be minimal impact on the public school system.

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

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed student housing 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 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 substantial additional traffic through residential areas since the development is located on a 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 South County Sector Plan proposes medium density residential uses for the site. At a proposed density of 4.27 du/ac, the development complies with the Sector Plan and approved PR zoning of the site at a density of up to 7.5 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 3/14/2013

Details of Action:

Summary of Action: APPROVE the development plan for up to 86 residential dwelling units with a maximum of 344 bedrooms subject to 13 conditions

Date of Approval: 3/14/2013 **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: