

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 3-D-17-UR Related File Number:
Application Filed: 1/23/2017 Date of Revision:
Applicant: WHITE OAK CROSSINGS LTD. PARTNERSHIP

PROPERTY INFORMATION

General Location: On the east side of W Dick Ford Ln..
Other Parcel Info.:
Tax ID Number: 137 177 Jurisdiction: County
Size of Tract: 22.59 acres
Accessibility: Access is via Chapman Hwy., a major arterial street with a five lane street section with a required right-of-way of 100'

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartment complex Density: 2.66 du/ac
Sector Plan: South County Sector Plan Designation: MDR/O, HP
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The site is located in a transition zone between commercial development along Chapman Hwy., and low density residential subdivisions that have developed primarily under A (Agricultural) zoning.

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

Street: 0 W Dick Ford Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 60 apartment units, subject to 7 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connecting the apartments to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
4. Installation of sidewalks for the apartment complex as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
5. Installing all landscaping for the apartment complex, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
6. The area on the site grading plan located to the west and south side of the line identified as the "approximate limits of construction" (this line is subject to minor adjustment following final approval of design plans by the Knox County Department of Engineering and Public Works), shall remain undisturbed. The limits of construction line shall be clearly marked in the field prior to any site grading in order to identify the limits of construction and protect those areas of mature vegetation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Comments:

The applicant is proposing to develop a 60 unit apartment complex on this 22.59 acre tract at a density of 2.66 du/ac. The site is located on the southwest side of Chapman Hwy. and on the east side of W. Dick Ford Ln., The proposed access to the site is off of Chapman Hwy. There will be no access out to Dick Ford Ln.

An application (7-G-15-UR) that was submitted to the Planning Commission for review back in July, 2015 for 100 apartment units was withdrawn from consideration.

The apartment complex will include 4 three story buildings with three 12 unit buildings and one 24 unit building. The proposed parking will be located in surface parking areas with 126 spaces serving the apartments and 10 additional spaces located adjacent to the clubhouse and mail kiosk. Sidewalks will be provided throughout the complex providing connections between the buildings and the clubhouse area. Staff had requested that the applicant look at providing a sidewalk connection out to Chapman Hwy., however, existing site conditions along the driveway would make that connection difficult.

Staff had requested that the applicant identify a "limits of construction" line on the developemnt plan and to clearly mark that line in the field prior to any site grading. This will help in protecting those areas of mature vegetation between the development and Dick Ford Ln. This would help to maintain a natural buffer of between 110' to 200'.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. With the recommended natural buffer, the proposed residential development is compatible with the scale and intensity of development that has occurred in this area.

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

ORDINANCE

- 1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
- 2. The 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major arterial street.
- 2. The proposed residential development at a density of 2.66 du/ac, is consistent in use and density with the PR zoning of the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The South County Sector Plan proposes medium density residential (MDR) and office uses for this site. The proposed development at a density of 2.66 du/ac is consistent with the sector plan.
- 2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 3/9/2017

- Details of Action:**
- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2. Connecting the apartments to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
 - 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
 - 4. Installation of sidewalks for the apartment complex as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
 - 5. Installing all landscaping for the apartment complex, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
 - 6. The area on the site grading plan located to the west and south side of the line identified as the "approximate limits of construction" (this line is subject to minor adjustment following final approval of design plans by the Knox County Department of Engineering and Public Works), shall remain undisturbed. The limits of construction line shall be clearly marked in the field prior to any site grading in order to identify the limits of construction and protect those areas of mature vegetation.
 - 7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

Summary of Action: APPROVE the Development Plan for up to 60 apartment units, subject to 7 conditions.

Date of Approval: 3/9/2017 **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:**