

# 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:** 4-B-13-UR

**Related File Number:**

**Application Filed:** 2/22/2013

**Date of Revision:**

**Applicant:** SEAN M. VASINGTON

## PROPERTY INFORMATION

**General Location:** South side of Cherokee Trail, east of Candora Rd.

**Other Parcel Info.:**

**Tax ID Number:** 108 M A 019, 020, 023, 024 AND OTHER: PART OF 003      **Jurisdiction:** City

**Size of Tract:** 39.2 acres

**Accessibility:** Access is via Cherokee Trail, a minor collector street with an 18' pavement width with a required 60' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land

**Surrounding Land Use:**

**Proposed Use:** Historic Park

**Density:**

**Sector Plan:** South City      **Sector Plan Designation:** LDR

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** The site is located in an area that includes a mix of low density residential development, student housing developments and large open space tracts.

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

**Street:** 1000 Cherokee Trl

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) & R-1 (Low Density Residential)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** Majority of property was rezoned to RP-1 (Planned Residential) in 2004.

## 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 the historic park facilities for Fort Higley and access to historic Cherokee Trail, subject to 5 conditions

Staff Recomm. (Full):

1. Prior to the opening of the park facilities providing certification to the Knoxville Department of Engineering that 300 feet of unobstructed sight distance exists in both directions along Cherokee Trail at the exit from the parking lot.
2. Any revision to the parking lot layout will be subject to approval by the Knoxville Department of Engineering and Planning Commission staff.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Fire Marshal's Office.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing the development of park facilities for historic Fort Higley and connections to the historic Cherokee Trail as a part of Knoxville's Urban Wilderness system in South Knoxville. The plan includes a trailhead parking lot on the south side of Cherokee Trail, a minor collector street, just east of the KUB water tower site. The parking lot includes a one-way driveway with 19 parking spaces. The trailhead area includes an overlook to the south, a way finding kiosk, and the trailhead to Fort Higley. A 6 foot wide trail of approximately a third of a mile in length will take people to the High Ground terraces and meadow area of the site that includes views to Downtown Knoxville, the historic location of Fort Sanders and Fort Dickerson and the Great Smoky Mountains. Additional trails will take you to the redoubt and rifle trenches for the fort. A maintenance and emergency access area will be provided east of the parking lot at an existing driveway cut for one of the former house sites. The applicant's objective is to have ribbon cutting for the park site in November, 2013 as part of the Civil War Sesquicentennial Celebration.

City Engineering and Planning Commission staff has worked with the applicant to improve the safety of the access onto Cherokee trail. Staff is requiring the applicant to provide at a minimum, 300 feet of unobstructed sight distance in both directions along Cherokee Trail at the exit from the parking lot. This will require site grading and removal of a couple of larger trees. The applicant is looking at possible modifications to the parking lot design that would allow saving the two larger trees. Staff is recommending a condition that any revision to the parking lot layout would be subject to approval by City Engineering and Planning Commission staff. The applicant has also documented that there will be adequate braking sight distance for vehicles approaching stopped vehicles that are turning into the parking lot.

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

1. With the establishment of the required sight distance at the entrance and the scheduled improvements to Cherokee Trail by the City of Knoxville, the traffic impact of this development will be minimal.
2. This low impact park development is compatible with Knoxville's Urban Wilderness system and the existing development in the area.

### **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 RP-1 zoning as well as the general criteria for approval of a use-on-review.

2. The proposed park facilities are 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 City Sector Plan proposes low density residential uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site (RP-1).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 4/11/2013

**Details of Action:**

**Summary of Action:** APPROVE the development plan for the historic park facilities for Fort Higley and access to historic Cherokee Trail, subject to 5 conditions

**Date of Approval:** 4/11/2013 **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:**