

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 130 apartment units, subject to the following 10 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
3. Compliance with the recommendations of the Traffic Impact Study for Sterchi Ridge Apartments prepared by Cannon & Cannon, Inc. and dated March 28, 2016.
4. Revising the development plan to include a crosswalk between the sidewalks on the north and south side of the driveway on both sides of the sidewalk break on the north side.
5. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for each phase of the project.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. Working with the City of Knoxville Greenways Coordinator in establishing a greenway easement along the Haynes Sterchi Rd. frontage for the Sterchi Branch Greenway.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use-on-review in the RP-1 zoning district.

Comments:

The applicant is proposing to develop a 130 unit apartment complex on a 30 acre tract which is located on the northeast side of Haynes Sterchi Rd. just east of Dry Gap Pike at a density of 4.33 du/ac. The property which is zoned RP-1 (Planned Residential) will allow consideration of a density of up to 6 du/ac.

The proposed 130 unit development will have a mix of two and three bedroom units with 66 two bedroom units and 64 three bedroom units. The complex will include 10 two story residential buildings with 8 to 16 units in each. The proposed complex will be constructed in two phases with 58 units in the first phase and 72 units in the second phase. The plan includes a total of 262 parking spaces. Access to the site will be from Haynes Sterchi Rd.

A clubhouse and pool area is proposed near the entrance to the development. Sidewalks are being provided throughout the complex with access to Haynes Sterchi Rd.

The Knoxville-Knox County Park, Recreation and Greenways Plan identifies a greenway along the Haynes Sterchi Rd. frontage (see enclosure). The Sterchi Branch Greenway is proposed to provide a connection between Sterchi Elementary School (located at the southeast corner of this site) and the existing Sterchi Greenway/Sterchi Hills Park located north of the site. Staff is recommending that the applicant work with the City of Knoxville Greenways Coordinator and the owner of the church property directly to the south on establishing the greenway easements that would be needed for the greenway connection.

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 the required utilities are available to serve this site.
2. The proposed apartment development with an overall density of 4.33 du/ac, is consistent in use and density with the existing zoning.

3. The proposed apartment development will be located on the southern half of the site leaving the stream and steeper slopes on the northern half (about 53% of the site) of the site undisturbed>
4. As identified in the Traffic Impact Analysis, the proposed development will not have a significant impact on traffic flow and operations on Haynes Sterchi Rd in the study area. Traffic conditions are expected to continue to be acceptable.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed apartment complex meets the standards required in the RP-1 (Planned Residential) zoning district 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 the North City Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. Since this site is located on a larger tract of land, the use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the site is located on a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes low density residential uses on this property. At a density of 4.33 du/ac the proposed apartment development would be consistent with this land designation.
2. The site is located within the Urban Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/14/2016

- Details of Action:**
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Summary of Action: APPROVE the development plan for up to 130 apartment units, subject to the following 10 conditions:

Date of Approval: 4/14/2016 **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:**