

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: 5-B-09-UR **Related File Number:**
Application Filed: 3/27/2009 **Date of Revision:**
Applicant: WILLIAMS & ASSOCIATES JON WILLIAMS

PROPERTY INFORMATION

General Location: Southwest side of Edington Rd., northeast side of Wells Rd., and northeast side of Greeley Ford Rd.
Other Parcel Info.:
Tax ID Number: 122 E A 3, 3.01, 9, 9.01, 25, AND OTHER: PARCELS 25.0 **Jurisdiction:** County
Size of Tract: 22.73 acres
Accessibility: Access is via Edington Rd., a minor collector street with an 18' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Detached and attached residential - student housing development **Density:** 2.86 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is in a transition area between multi-dwelling developments (primarily student housing) to the north and established detached residential subdivisions to the south, east and west.

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

Street: 4117 Edington Rd
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: Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 3 du/ac on January 8, 2009. The request was approved by Knox County Commission on April 27, 2009.

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 65 residential dwelling units with a maximum of 265 bedrooms subject to 10 conditions

Staff Recomm. (Full):

1. Prior to obtaining a grading permit for the site, providing verification of participation in the KUB sewer capacity reservation program.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Installing all landscaping, as shown on the landscape plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
6. Obtaining approval of a final plat consolidating the tax parcels into a single lot and recording that plat with the Knox County Register of Deeds.
7. Prior to the issuance of any building permits, establishing and certifying a minimum of 300' of sight distance in both directions along Edington Rd.
8. Improving the vertical curve at STA 5+00, as shown on sheet 05 (Road Profiles), in order to provide adequate sight distance along that section of the driveway, subject to Knox County Department of Engineering and Public Works approval.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. 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 had received approval from the Planning Commission on March 12, 2009 for a proposed student housing development with 65 dwelling units (mix of detached and attached residential units) with a total of 244 bedrooms. The property is located on the southwest side of Edington Rd., south of Cherokee Trail and north of Willoughby Rd.

The applicant has now submitted a revised site plan that still has a total of 65 dwelling units with a slight change in the mix of attached and detached dwelling units and an increase in the number of bedrooms to 265. The proposed driveway layout has not changed with the revised plan.

The Planning Commission considered a rezoning request (11-B-08-RZ) for this property and recommended approval of PR (Planned Residential) zoning at a density of up to 3 du/ac on January 8, 2009. The Knox County Commission approved the rezoning request as recommended by the Planning Commission on April 27, 2009.

This 65 unit development which includes a mix of detached and duplex residential units will be rented out as student housing. The proposed development plan identifies the number of bedrooms provided in each dwelling unit with a total of 265 bedrooms. The required parking for the proposed development based on dwelling units would be 130 spaces. Since this will be a student housing development with rentals being by bedrooms and not units, the applicant is providing 296 parking spaces at an average of 1.12 parking spaces per bedroom which will also allow for guest parking. The Knox County Board of Zoning Appeals approved a variance for the reduction in the size of the parking stalls proposed for the

development from 200 square feet to 157.5 square feet, on March 25, 2009.

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

The applicant has submitted a revised traffic impact study for the proposed development. This analysis is based on trip rates for student housing instead of using detached residential and duplex trip rates. Based on the analysis, the study shows that the existing road system will continue to operate at acceptable levels of service with the addition of the proposed development and therefore no traffic improvements are recommended.

Based on a sight distance survey, the applicant's engineer has identified that 300' of sight distance will be available at the development entrance in both directions along Edington Rd.

Since this development is outside the City limits of Knoxville, Knoxville Area Transit (KAT) will not provide shuttle service between the proposed student housing project and the University of Tennessee Campus as they do for the student housing developments on Cherokee Trail

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 traffic impact study that has been prepared for the development identifies that the existing road system will continue to operate at acceptable levels of services with the proposed development and therefore no traffic improvements are recommended.
3. 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 low density residential uses for the site. At a proposed density of 2.86 du/ac, the development complies with the Sector Plan and the approved PR zoning at a density of up to 3 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 5/14/2009

Details of MPC action:

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Summary of MPC action: APPROVE the development plan for up to 65 residential dwelling units with a maximum of 265 bedrooms subject to 10 conditions

Date of MPC Approval: 5/14/2009

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: