## **CASE SUMMARY**

# APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 5-SB-10-C Related File Number: 5-E-10-UR

**Application Filed:** 3/29/2010 **Date of Revision:** 

Applicant: THE ORCHARD AT KNOXVILLE II



#### 4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

**General Location:** South side of Cherokee Trail, west of Edington Rd.

Other Parcel Info.:

Tax ID Number: 108 006 Jurisdiction: County

Size of Tract: 6.88 acres

Accessibility: Access is via Cherokee Trail, a two lane minor collector street with a 20' pavement width within a 50'

right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Student Housing (under construction)

Surrounding Land Use: North: Vacant land and student housing / RP-1 (Planned Residential)

South: Student housing and vacant land / PR (Planned Residential)

East: Student housing / PR (Planned Residential) West: Vacant land / PR (Planned Residential)

Proposed Use: Detached Residential Subdivision Density: 2.76 du/ac

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**Neighborhood Context:** 

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

Street:

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:** 

## PLAN INFORMATION (where applicable)

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**Current Plan Category:** 

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** The Orchard at Knoxville

No. of Lots Proposed: 19 No. of Lots Approved: 19

Variances Requested: None

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 Concept Plan subject to 8 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.

2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County.

3. Detailed plans for slope stabilization and implementation of the reforestation plan for the hillside behind the proposed residential units shall be submitted to the Knox County Department of Engineering and Public Works for approval.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements of the Knoxville Department of Engineering for access to Cherokee Trail.

6. Any required documents for the ingress/egress, drainage, utility and water quality easements and establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.

7. Placing a note on the final plat that all units will have access only to the internal street system.

8. Certification by the surveyor on the final plat that there is a minimum of 400' of sight distance in both directions along Cherokee Trail.

Comments:

The Planning Commission approved a use-on-review request for a 19 unit multi-dwelling complex to be used as student housing on this 6.3 acre site on November 12, 2009. The property is located on the south side of Cherokee Trail west of the intersection of Cherokee Trail and Edington Rd. This proposed development was to be sold as condominium units that would be rented out as student housing. This is the second phase of The Orchard at Knoxville. The first phase is located on the north side of Cherokee Trail. All dwellings will be detached units with four bedrooms in each unit for a total of 76 bedrooms. The required parking for the development would be 38 spaces. As proposed, 81 parking spaces are being provided. Since the units will be rented out by the number of bedrooms, the applicant is providing an average of 1.07 parking spaces per bedroom. A swimming pool is being provided as a recreational amenity.

Due to changes in mortgage lending practices for residential condominium developments, the developer is requesting approval of a concept plan for the subdivision of the development as detached residential lots.

A traffic impact analysis is not required for this development. The traffic signal that was installed at the intersection of Cherokee Trail and the entrance drive for the University of Tennessee Hospital has helped reduce traffic delays at that intersection. The applicant's engineer has identified that 400' of sight distance will be available at the development entrance with site grading and vegetation removal. Staff is recommending a condition that prior to the recording of the plat, the applicant shall establish a minimum sight distance of at least 400' in both directions along Cherokee Trail at the development entrance and have the sight distance certified by the surveyor on the final plat.

Action: Approved Meeting Date: 5/13/2010

**Details of Action:**1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.

2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing

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System within Knox County.

**Summary of Action:** 

- 3. Detailed plans for slope stabilization and implementation of the reforestation plan for the hillside behind the proposed residential units shall be submitted to the Knox County Department of Engineering and Public Works for approval.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Meeting all applicable requirements of the Knoxville Department of Engineering for access to Cherokee Trail.
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- 8. Certification by the surveyor on the final plat that there is a minimum of 400' of sight distance in both directions along Cherokee Trail.

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Date of Approval:	5/13/2010	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

APPROVE the Concept Plan subject to 8 conditions

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Chancery Court	
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:

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