

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 6-A-20-UR **Related File Number:** 6-SA-20-C
Application Filed: 4/20/2020 **Date of Revision:**
Applicant: WC WOODBURY CROSSING LIMITED PARTNERSHIP

PROPERTY INFORMATION

General Location: Southeast terminus of Edwards Place Blvd., southeast of Thompson School Rd.
Other Parcel Info.:
Tax ID Number: 21 00203 **Jurisdiction:** County
Size of Tract: 30.748 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7605 Twin Oak Ln.
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)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 80 multi-dwelling (apartment) units as shown, subject to 5 conditions.

- Staff Recomm. (Full):
- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 3) Installation of sidewalks for the multi-dwelling development as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
 - 4) Installing all landscaping for the apartment development, 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.
 - 5) Providing a 60-foot greenway easement along the southeastern side of Beaver Creek, as shown, or as otherwise required by Knox County Parks and Recreation.

With the conditions noted, this plan meets the requirements for approval in the PR District, and the other criteria for approval of a use on review.

Comments:

Proposal -- Use On Review (Multi-Dwelling Development Plan)

The Use on Review request is for an 80-unit multi-dwelling (apartment) development located between the existing single-family subdivision and Beaver Creek which runs through the middle of the subject property. The apartment development will be built approximately 10' lower than the houses to the north and a dense evergreen landscape screen is proposed along the north property line. There are three proposed buildings, with the two buildings closest to the existing houses having smaller footprints. The buildings will be 3 stories tall, with exception of 1/3 of the larger building on the south side of the parking lot being 2 stories tall in the middle. There will also be a 1 story clubhouse building with a swimming pool south of the entry driveway. The development does not propose a gated entry.

Access will be provided via Edwards Place Boulevard, a local street through the Edwards Place subdivision that connects to Thompson School Road, a major collector street. Edwards Place Boulevard is 26' wide with a short segment of sidewalk on the southern end of the street. The apartment development will extend a sidewalk on their property to the public sidewalk at the cul-de-sac.

A 60' wide greenway easement is being provided on the southeast side of Beaver Creek at the request of Knox County Parks and Recreation. The Knox County Greenway Corridor Study proposes a greenway along Beaver Creek and the preferred route in this area runs through this property (see Exhibit A). The previous approvals for Edwards Place and the adjacent Twin Oak Landing subdivision (approved and not developed) had requirements to make a pedestrian connection to the Gibbs school property. In conversations with the school system, the preferred location for a pedestrian connection is the one approved in the Twin Oak Landing subdivision that was at the end of the Gibbs Elementary School driveway, just as the driveway forks and extends up the hill to Gibbs Middle School. The proposed 40' sidewalk easement from Edwards Place subdivision to the former Twin Oak Landing subdivision will allow a pedestrian connection to be established to the school property as the adjacent properties are developed.

Traffic Impact Study

The Woodbury Crossing Traffic Impact Study (CDM Smith, Revised May 2020) was prepared to address the impact of the proposed apartment development on Thompson School Road. The Edwards Place subdivision was previously studied in 2007 for 187 single-family lots. This study only analyzed impact of the development on the Edwards Place Boulevard and Thompson School Road intersection,

it did not analyze the impact on the internal neighborhood streets. The conclusion of the TIS was that no improvements are necessary at the Thompson School Road intersection and that the apartment development must connect to the terminus of Edwards Place Boulevard in accordance with the requirements of Knoxville-Knox County Planning and Knox County Engineering and Public Works.

Open Space

The 2007 Use on Review approval had a condition of providing both active and passive recreational uses on a 1.63 acre common area. According to the staff report, this is because the subdivision was going to have more than 150 houses. The Edwards Place subdivision currently has 95 houses which is less than the threshold that would have warranted the inclusion of the amenity.

The apartment development does not propose to use the forested hillside area on southeast side of the creek. The applicant or property owner should discuss with Knox County Parks and Recreation about the potential of using this area as a park along the proposed greenway.

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

- 1) The proposed development must work with the utility provider to ensure adequate service can be provided to the site and not adversely impact the Edwards Place subdivision that has experienced problems with their utilities.
- 2) The development will stay out of the Beaver Creek stream buffer and leave the forested hillside area on the southeast side of Beaver Creek undisturbed.
- 3) The development is providing a 60' greenway easement on the southeast side of Beaver Creek for future installation by Knox County and a recommended sidewalk easement for future construction from the Lawgiver Circle cul-de-sac to the adjacent property to the east.
- 4) No improvements to Thompson School Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
- 5) The development will not establish the connected road system that the original Concept Plan approval intended which would have dispersed traffic somewhat. This proposal will concentrate more traffic on Edwards Place Boulevard than the original plan for the subdivision intended, however, improvements to this road are not recommended as a condition of approval.
- 6) Dense evergreen landscape screening is proposed along the north boundary line to provide a buffer for the single-family residential uses.

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

- 1) With the stated conditions, the apartment development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2) The proposed apartment 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 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 additional traffic through residential areas because the Edwards Place subdivision was intended to have more house lots in this unbuild portion of the neighborhood than is proposed by the apartment development and on average, single-family houses generate more vehicle trips per day than an apartment unit.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northeast County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 2.6 du/ac for the subject property and 3.3 du/ac for the overall development (including the Edwards Place subdivision), the proposed development is consistent with the Sector Plan.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Denied **Meeting Date:** 8/13/2020

Details of Action:

Summary of Action: DENIED

Date of Approval: **Date of Denial:** 8/13/2020 **Postponements:** 6/11/2020

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: