

# 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  
w w w • k n o x m p c • o r g

**File Number:** 6-K-14-UR                      **Related File Number:**  
**Application Filed:** 5/5/2014              **Date of Revision:**  
**Applicant:** STRATEGIC HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** South side of Cherokee Trail, west of Edington Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 108 003 & 00401                      **Jurisdiction:** County  
**Size of Tract:** 20.118 acres  
**Accessibility:** Access is via Cherokee Trail, a two lane minor collector street with an 18-20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Student Housing                      **Density:** 4.32 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential and Hillside Protection  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is in an area of multi-dwelling/student housing developments occurring under RP-1 and PR zoning districts.

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

**Street:** 1444 Cherokee Trl  
**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:** Property was rezoned to PR (Planned Residential) at a density of up to 7.5 du/ac by Knox County Commission on August 28, 2006.

## 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 87 residential dwelling units with a maximum of 371 bedrooms subject to 11 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County. (County Ord. 91-1-102).
4. After receiving approval from the Knoxville Department of Engineering and prior to the issuance of an occupancy permit for this development, installing the deceleration lane on Cherokee Trail at the entrance to the development.
5. Prior to any site grading, identify grading limits in the field to protect those areas of the site that are to remain undisturbed other than what is needed for the trail network and overlooks.
6. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Cherokee Trail.
7. Prior to the issuance of any building permits, establishing and certifying a minimum of 300' of sight distance in both directions along Cherokee Trail at the proposed development entrance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knoxville Department of Engineering.
10. Obtaining approval and recording a final plat for the property combining the two deeded parcels into a single lot.
11. 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 is proposing to develop a 87 unit multi-dwelling complex on approximately 20.118 acres at a density of 4.32 du/ac. The property is located on the south side of Cherokee Trail, west of Edington Rd.

The Planning Commission considered a rezoning request (5-H-06-RZ) for this property on July 24, 2006. The applicant had requested a density of up to 8 du/ac. Staff recommended approval at a density of only 3 du/ac due to the site's environmental constraints. The Planning Commission recommended approval of the PR (Planned Residential) zoning at a density of up to 6.5 du/ac. The Knox County Commission approved the rezoning to PR on August 28, 2006 at a density of up to 7.5 du/ac. A use on review approval (3-D-13-UR) was granted by the Planning Commission on March 14, 2013 for this site with 86 residential units with a maximum of 344 bedrooms. This request will replace that previous approval.

This 87 unit development which includes 13 building clusters with three to nine townhouse units in each, will be rented out as student housing. The proposed development plan includes a breakdown of the number of dwelling units and number of bedrooms per dwelling unit for each cluster. The development will include a total of 371 bedrooms. The required parking for the proposed development which is based on dwelling units is 174 spaces. Since this will be a student housing development with rentals being by bedrooms and not units, the applicant is providing a total of 412 parking spaces which is one space per bedroom with 41 spaces for guest parking.

Recreational amenities include a clubhouse, swimming pool and a trail network. Sidewalks are provided throughout the development.

The applicant has submitted an update to the previous traffic impact study prepared by Kimley-Horn and Associates, Inc. The trip analysis is based on trip rates that are more appropriate for student housing type developments. A deceleration lane on Cherokee Trail at the entrance to the development is proposed. The applicant is planning on providing a shuttle service between the proposed student housing project and the University of Tennessee Campus to help reduce traffic congestion.

#### 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 recommended traffic improvements should help to reduce the traffic impact of this proposed development.
3. The proposed development is consistent with other development in the area and is proposed at a density that is below the density of the larger student housing projects in the area.
4. 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 medium density residential uses for the site. At a proposed density of 4.32 du/ac, the development complies with the Sector Plan and approved PR zoning of the site at a density of up to 7.5 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 6/12/2014

#### **Details of Action:**

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Residential) district and the criteria for approval of a use on review.

**Summary of Action:** APPROVE the development plan for up to 87 residential dwelling units with a maximum of 371 bedrooms subject to 11 conditions

**Date of Approval:** 6/12/2014

**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:**