

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-A-21-UR **Related File Number:**
Application Filed: 6/16/2021 **Date of Revision:**
Applicant: WALKER SPRING VILLAS, THE CHEF'S WORKSHOP

PROPERTY INFORMATION

General Location: Southeast side of the intersection of Walker Springs Road and E. Meadcrest Drive
Other Parcel Info.:
Tax ID Number: 119 E C 19.02 **Jurisdiction:** County
Size of Tract: 1.6 acres
Accessibility: Access is via E. Meadcrest Dr, a local street with 25-ft of pavement width within 50-ft of right-of-way, and Walker Springs Rd, a minor collector street with 20-ft of pavement width within 42- to 50-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Multi-dwelling development with detached houses **Density:** 7.36 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located in the Crestwood Hills neighborhood at the corner of Walker Springs Rd. and E. Meadcrest Dr. in an area with a mix of single-family and multi-family residential uses in the RB, RA, and PR zones.

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

Street: 0 E. Meadcrest Dr.
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: The property was rezoned from RA to PR up to 7.5 du/ac in 2021 (4-K-21-RZ).

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 multi-dwelling development with up to 12 detached dwelling units and the reduction of the peripheral setback from 35-ft to 25-ft for the E. Meadcrest Drive frontage (west lot line) and the south lot line, and reduction to 15-ft along the east lot line, subject to 8 conditions.

Staff Recomm. (Full): The applicant is requesting a 20-ft peripheral setback along the E. Meadcrest Drive (west lot line) and Walker Springs Road (north lot line) frontages and a 15-ft peripheral setback along the south and east lot lines.

Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
Installing the proposed landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
If site lighting is proposed for the parking area and other common area fixtures, pole-mounted lights shall be no taller than 15-ft. All site lighting shall utilize full cut-off fixtures or have housing shields to direct the light toward the ground and to restrict the light source from being visible from the adjacent residential properties. The lighting plan must be reviewed and approved by Planning staff before the associated permits are issued.
The final design of the garage structure shall be reviewed and approved by Planning staff before building permits are issued. The design of the structure shall be in-keeping with the attached preliminary architectural renderings. The exterior materials shall be consistent with the houses on the site or of a higher quality and/or durability.
Obtaining all applicable permits from gas transmission pipeline operators that are located on the site.
Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a use-on-review.

Comments: This proposal is for twelve (12) two-story detached houses on this 1.63-acre parcel at a density of 7.36 du/ac. The houses are arranged around a centrally located parking lot that includes a one-story garage structure with fourteen (14) parking spaces. The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 7.5 du/ac in May 2021 (4-K-21-RZ).

PERIPHERAL SETBACKS

A comparison of the peripheral setback requested by the applicant and recommended by staff is outlined below:

Walker Springs Road frontage (north lot line): Applicant (20-ft setback) -- Staff (35-ft setback). The applicant's plan shows 8-ft of right-of-way dedication along this frontage which matches what would be required by the Major Road Plan if this property were being subdivided into two or more lots. Since this

property will remain one lot, right-of-way dedication is not required. The closest structure to the proposed lot line is setback 32-ft. If additional right-of-way is not dedicated, the structure will be 40-ft from the Walker Springs Road right-of-way.

E. Meadecrest Drive frontage (west lot line): Applicant (20-ft setback) -- Staff (25-ft setback). The closest house on the plan is located 24-ft from the front property line and the established setbacks for the houses on the same side of this block range from 35-ft to 50-ft, with the adjacent house being setback 42-ft. Having a setback that more closely matches the houses on this block would make obtaining the proposed/allowed density difficult without changing the type of dwellings proposed, such as attached houses.

South lot line: Applicant (15-ft) -- Staff (25-ft). The proposed peripheral setback aligns with the East Tennessee Natural Gas Line easement on this property. The closest proposed house has a setback of 29-ft so the recommended peripheral setback of 25-ft will not impact the current layout and will ensure the space between the new house and the south lot line will be similar to the proposed site plan if the building locations are adjusted some during permitting.

East lot line: Applicant (15-ft) -- Staff (15-ft). The requested setback will not significantly impact the adjacent apartment complex which has a parking lot along this property line. However, the drainage easement along this lot line may need to be up to 20-ft wide to accommodate the stormwater through this site, which could impact the location of the houses. The easement width will be determined during permitting when a detailed stormwater plan is developed. A portion of this drainage easement could also be located on the adjacent property if the adjacent property owner is agreeable.

SINKHOLES

There are two potential sinkholes on this site; one is located in the northeast quadrant of the site near the eastern house that backs up to Walker Springs Road and the other is just east of the proposed dog park. The applicant hired a geotechnical engineering firm to study the site. There were nine soil test borings drilled across the site, however, they did not specifically study the potential sinkholes. The geotechnical report (attached) concluded that the borings did not encounter subsurface conditions which would indicate an elevated risk of sinkhole activity. The potential sinkhole locations are required to be evaluated during permitting. If one or both of these are determined to be a sinkhole, the affected dwelling units must be moved on the site or removed. If the development plan is changed significantly, a new Use on Review application will be required.

STORMWATER

There is a significant amount of stormwater that passes through this site, entering from two culverts in the northwest corner of the property and running through a ditch to the southeast corner of the property. The applicant proposes to relocate the ditch so it runs along the north and east property lines and then exits the site in the same location as it does currently. Because of the large volume of stormwater that passes through the site, the required drainage easement may be larger than usual (approximately 20-ft). This could impact the location of the houses that back up to the east lot line. The required stormwater detention for this site is proposed as an underground detention basin that is under the southeast corner of the parking lot and the mail pavilion.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated MDR (Medium Density Residential) on the Northwest County Sector Plan. The MDR land use has the following description for properties in the County: Such land uses are primarily residential at densities from 5 to 12 dwelling units per acre. Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.

B. The request for a multi-dwelling development with detached residential structures at a density of 7.36 du/ac is consistent with the MDR sector plan designation.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit

development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. By placing all of the houses on one lot as proposed, this provides the most flexibility with locating structures and parking on the property to address environmental design problems and provide open space.

C. The proposed residential development is compatible in use with the surrounding area which consists of houses on individual lots to the north, west, and south, and an apartment complex to the east.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed houses are two-stories which is compatible with the surrounding development consisting primarily of one-story and split-level rancher houses, some two-story homes, and the two-story apartment complex.

B. The proposed house in the southwest corner of the property will have a setback of 25-ft from the front property line along E. Meadcrest Drive if the peripheral setback is approved as recommended. The existing house on the property to the south is setback approximately 42-ft from the front property line, so the new house will project closer to the road than the neighboring property. The distance between the existing and proposed houses will be approximately 80-ft which will visually help since the change in setback won't be as abrupt as if the buildings were closer together. Additional landscape screening to the rear of the proposed houses could help with this transition.

C. The proposed garage structure is located over the parking spaces on the west side of the parking lot (closest to E. Meadcrest Drive). A preliminary rendering of the garage structure is attached. Condition #5 requires that the structure be clad with materials that are in-keeping with the houses on the site or materials determined to be of higher quality and/or durability. The garage features windows and roof gables that face the street to help give it a residential scale. Landscaping will be provided between the garage and the street to further break up the long façade of the garage.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed use of the property for detached houses will not significantly injure the value of the adjacent properties.

B. If stormwater through the site is not managed properly, downstream properties could be negatively impacted. This is not unique to the number of units or type of development proposed but does need to be addressed during permitting.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The proposed access is from E. Meadcrest Drive which is a local street in the Crestwood Hills subdivision and is located at the corner of Walker Springs Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

B. Two potential sinkholes on the property must be evaluated during permitting as described above in the staff comments. If they are determined to be sinkholes, no structure can be located within the closed depression and any structure within 50-ft of the outer limits of the depression must have engineered footings.

Action: Approved **Meeting Date:** 9/9/2021

Details of Action:

Summary of Action: Approve the multi-dwelling development with up to 12 detached dwelling units and the reduction of the peripheral setback from 35-ft to 25-ft for the E. Meadcrest Drive frontage (west lot line) and the south lot line, and reduction to 15-ft along the east lot line, subject to 8 conditions.

Date of Approval: 9/9/2021 **Date of Denial:** **Postponements:** 8/12/2021

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: