

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

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www.knoxmpc.org

File Number: 8-I-06-UR

Related File Number:

Application Filed: 7/11/2006

Date of Revision:

Applicant: STUART HENRY

Owner:

PROPERTY INFORMATION

General Location: North side of Cherokee Trail, north end of Candora Rd.

Other Parcel Info.:

Tax ID Number: 108 8

Jurisdiction: City

Size of Tract: 78.69 acres

Accessibility: Access is via Cherokee Trail, a minor collector street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Park facilities and green space

Density:

Sector Plan: South City

Sector Plan Designation: LDR & SLPA

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

Neighborhood Context: This site which is located on the north side of Cherokee Trail and east of UT Hospital is in an area that has a mix of medium and low density residential development and vacant land areas.

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

Street: 1045 Cherokee Trl

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property rezoned to RP-1 (Planned Residential) at a density of up to 3 du/ac by Knoxville City Council on April 11, 2006.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 the park facilities and greenspace plan subject to 8 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 Knoxville Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
4. Prior to the issuance of any grading permits for this development, submitting design plans to the Knoxville Engineering Division for review and approval of the alteration of Cherokee Trail that is necessary for obtaining the required sight distance at the development entrance.
5. Prior to obtaining any building permits for the development, establishing and certifying to the Knoxville Engineering Division a minimum of 300' of sight distance at the development entrance in both directions along Cherokee Trail.
6. Meeting all applicable requirements of the Knoxville Engineering Division.
7. Providing an adequate turn-around area for emergency vehicles at the amphitheater/activity field site subject to approval by the Knoxville Fire Marshal's Office.
8. Providing a public greenway trail easement across the property as designated on the plan and subject to approval by the Knoxville Greenways Coordinator.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

Comments: The applicant is proposing the development of a park/recreational area for The Woodlands of Knoxville development. The facilities will serve the first and second phases of the student housing development that are located on the north and south side of Cherokee Trail and the third phase of the development that will be located out near the bluff along the Tennessee River. This will be a private facility that will include an activity field, amphitheater, boardwalks at the two ponds, an overlook at the bluff, a pavilion and walking trails. A public greenway will be located along the river.

The proposed access for the park facility will also serve as the access for the third phase of the development that will be submitted for review at a later date. In order to achieve the required sight distance at the entrance off of Cherokee Trail, the applicant will be required at their expense to alter the existing roadway for Cherokee Trail. Alteration of Cherokee Trail is subject to approval by the Knoxville Engineering Division.

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 proposed park facilities will not impact the public school system.
3. With the establishment of the required sight distance at the entrance and other improvements to the road system that will be implemented as a result of the Woodlands of Knoxville development, the traffic impact of this development will be addressed.

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 RP-1 zoning as well

as the general criteria for approval of a use-on-review.

2. The proposed park facilities are 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 City Sector Plan proposes low density residential uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site (RP-1).
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: 10/12/2006

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

10/12/2006

Date of Denial:

Postponements: 8/10/2006-9/14/2006

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

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: