

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 a multi-dwelling development with up to 192 dwelling units, subject to 6 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures).
4. Installation of all sidewalks and pedestrian crosswalks as identified on the development plan. Sidewalks and crosswalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the project. If the project is constructed in phases then the corresponding landscaping must be installed in conjunction with that phase.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

Comments:

This proposal is for a 192-unit apartment complex on 14.5 acres (13.24 du/ac) of O-1 (Office, Medical, and Related Services) district zoning in the Sherrill Hill development. The O-1 zone allows consideration of multi-dwelling developments (apartments) as a use permitted on review and uses the R-2 (General Residential) district standards. The development is split by Moss Grove Boulevard, with 8.34 acres on the west side and 6.16 acres on the east side. The west side contains 5 apartment buildings, a leasing office/amenity building, and a playground. The east side contains 3 apartment buildings and a playground. There are two buildings types, a 2/3-story split (Type B) and a 3/4-story split (Type A). The type A buildings are located on the north side of the lots (behind Academy Sports and Floor & Décor), with the 3-story portion of the building facing the inner parking lot and the 4-story portion facing the commercial uses. The type B buildings are located on the south side of the lots with the 3-story portion of the building facing the inner parking lot and the 2-story portion facing south.

Access to the site is from Moss Grove Boulevard which has access to a signal-controlled intersection with Kingston Pike. When the Sherrill Hill development was originally approved, a traffic impact study was developed that outlined the road improvements that were needed based on an assumed type and amount of development. The applicant for the subject development submitted a traffic impact letter that documents the existing uses, proposed apartment complex, and any additional land for development, will generate about 21.5% less weekday trips than what the original traffic study anticipated. Because of this, no new road improvements are required for this development, with the exception of installing sidewalks along Moss Grove Boulevard.

When the property was rezoned in 2007, there were several conditions that applied to the Sherrill Hill development. The conditions that apply to the subject properties are to the boundary adjacent to residential zoning; 50-foot undisturbed area, 75-foot building setback, and 1-story maximum within 100 feet of the boundary. The proposed development meets the conditions of the zoning and the general development standards of the O-1 zone.

A portion of the property is within the Hillside Area (4.77 of the 14.5 acres). The recommended land disturbance limitations of the Hillside and Ridgetop Protection Plan would allow 2.9 of the 4.77 acres to the disturbed (see Exhibit A and B), and the development proposes to disturb only 2.64 acres of the Hillside Area (see plan sheet C4-00). This will be done primarily by constructing retaining walls rather than clearing and re-grading the site with steep slopes. There will be additional portions of the property

that are undisturbed but they are not located within the Hillside Area. The developer also proposes to revegetate the disturbed steep-slope areas on the south side of the property with a mix of tree saplings (see the landscape plan -- areas demarcated with wavy lines).

The amenities for the development include a workout facility in the leasing office building and two playgrounds (one on each side of the development).

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

1. The proposed residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development, in addition to the existing uses in the Sherrill Hill development, do not create more vehicular traffics than the traffic impact study projected when it was originally approved in 2007.
3. The development should have minimal impact on the adjacent residential uses because of the required 50' non-disturbance area and the access to the site being through the Sherrill Hill development only.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the O-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed housing development with the recommended conditions 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Southwest County Sector Plan identify this site for office uses. The current zoning is O-1 district which allows multi-dwelling developments as a "use permitted on review", in accordance with the standards of the R-2 district. The proposed development complies with the One Year Plan and Sector Plan, and the current zoning of the site.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved with Conditions **Meeting Date:** 9/12/2019

Details of Action:

Summary of Action: APPROVE the development plan for a multi-dwelling development with up to 192 dwelling units, subject to 6 conditions.

Date of Approval: 9/12/2019 **Date of Denial:** **Postponements:**

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:**