

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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File Number: 9-N-07-UR **Related File Number:**
Application Filed: 8/6/2007 **Date of Revision:**
Applicant: WOODLANDS OF KNOXVILLE, LLC.

PROPERTY INFORMATION

General Location: Southeast side of Cherokee Trl., northeast of Candora Rd.
Other Parcel Info.:
Tax ID Number: 108 008.01 **Jurisdiction:** County
Size of Tract: 2.2 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: Vacant land
Surrounding Land Use:
Proposed Use: Water Storage Tank **Density:**
Sector Plan: South City **Sector Plan Designation:** MDR & SLPA
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site which is located on the south side of Cherokee Trail and east of UT Hospital is in an area that has a mix of multi-family, low density residential and vacant land areas.

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

Street: 1044 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: Knox County Commission approved a plan amendment to MDR and a rezoning to PR at 1-8 du/ac on September 27, 2004.

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 request for a 500,000 gallon/180' high elevated water tank as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Revising the development plan to show the driveway access with a minimum depth of at least 22' from the edge of pavement of Cherokee Trail to the gate of the fenced enclosure.
3. Providing a type "A" landscape screen (see attachment) along the northeast property line with the adjoining residence for an 80' depth from the right-of-way of Cherokee Trail. Installation of the landscape screen shall be within six months from the completion of the water tank.
4. Allowing for co-location of telecommunication antenna arrays on the water tank. Ground equipment to support the telecommunication antenna are subject to review and approval by Planning Commission and Knox County Department of Engineering & Public Works Staff.
5. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
6. Any further use of this 2.2 acre tract (that was shown as dedicated open space on the use-on-review approval for the Woodlands of Knoxville) for a use other than common open space shall require documentation from the developer that residential density at 8 du/ac has been transferred from other portions of the development.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

Comments: The applicant is proposing to construct a 500,000 gallon elevated water tank on this 2.2 acre tract that will be part of the KUB Cherokee Trail water system improvement project. The proposed 180' high water tank will have a water level between 133' to 170' in order to provide the water pressure needed for fire protection for the existing and proposed student housing developments in the area. The water tank site will have a single access drive from Cherokee Trail. Staff is recommending a condition that the development plan be revised to show the driveway access with a minimum depth of at least 22' from the edge of pavement of Cherokee Trail to the gate of the fenced enclosure. To reduce the impact on the residence located along the northeast property line, Staff is recommending the planting of a type "A" landscape screen along the property line.

With a proposed height of 180', Staff is also recommending that KUB allow for co-location of telecommunication antenna arrays on the water tank. Ground equipment to support the telecommunication antenna would be subject to review and approval by Planning Commission and Knox County Department of Engineering & Public Works Staff.

The proposed water tank will be located on a tract of land that was shown as dedicated open space on the use-on-review approval for the Woodlands of Knoxville student housing development. The residential density of 8 du/ac that was allowed under the PR zoning was transferred from this property to the student housing development site located on the west side of Candora Rd. The acreage that will be utilized for the tower site will be off-set by the density that would be allowed under the RA zoned property that is located on the west end of the student housing development. This area was not used for density calculations for the project. Any further use of the 2.2 acre tract for a use other than common open space shall require documentation from the developer that residential density at 8 du/ac has been transferred from other portions of the development.

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

1. The proposed water tank will improve the Public water system in the area and provide the water

pressure needed for fire protection.

2. By allowing co-location of telecommunication antenna arrays on the water tank, an alternative to constructing new telecommunication towers in the area will be available.

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 water tank 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 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 and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South City Sector Plan proposes medium density residential uses and slope protection for the site. The water tank site has been located closer to the street to reduce impact to the steeper slopes along the south side of the property. The development as proposed complies with the Sector Plan and the PR zoning of the site.
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:** 9/13/2007

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
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With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the request for a 500,000 gallon/180' high elevated water tank as shown on the development plan subject to 6 conditions

Date of MPC Approval: 9/13/2007 **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:**