

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 2-I-06-UR

AGENDA ITEM #: 79

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** **MERIDAN HOUSING**

OWNER(S): MERIDAN HOUSING

TAX ID NUMBER: 80 H A 1.01

JURISDICTION: City Council District 3

▶ **LOCATION:** **Northeast side of Pleasant Ridge Rd., east of Walnoaks Rd.**

▶ **APPX. SIZE OF TRACT:** **9.9 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Pleasant Ridge Rd., a minor arterial street with a pavement width of 24' within a 75' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **ZONING:** **R-1A (Low Density Residential) & F-1 (Floodway)**

▶ **EXISTING LAND USE:** **Apartments**

▶ **PROPOSED USE:** **Multi-family housing**

DENSITY PROPOSED: 13.91 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Attached residential development / RP-1 residential
 South: Single family dwellings / R-1 residential

East: General commercial & a creek / C-3 commercial & F-1 floodway

West: Single family dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: Zoning in the area consists of RP-1 and R-a residential, C-3 commercial and F-1 floodway. Development in the area consists of attached and detached single family dwellings, a community shopping center and Pleasant Ridge Elementary School.

STAFF RECOMMENDATION:

▶ **APPROVE the request to add up to 27 additional apartment units as shown on the development plan subject to 7 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the Knoxville city Arborist
5. Provision of a Class B landscape buffer along the northern and eastern property lines where the site adjoins detached single family dwellings
6. Installation of landscaping as shown and as required within six months of the issuance of occupancy permits for this project
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of

any grading permits.

COMMENTS:

This is a request to add additional apartment units at Creek Ridge Apartment development. At present there are 95 apartments in the development. The proposal will add 32 units which will bring the total number of apartments to 127. The new development will add two buildings that will be two stories each. The R-1A zoning of the site will permits multi-family housing if the site has access to an arterial or collector street. Access to this site is via Pleasant Ridge Road which is classified as a minor arterial street. The proposed density of 13.19 du/ac is permitted by the R-1A zoning regulations and the Knoxville One Year Plan which proposes medium density residential (12-24 du/ac) uses for this site. In order to lessen the impact of this expanded development on the surrounding single family subdivision, staff will require a landscape buffer be put in place to separate and obscure this project.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

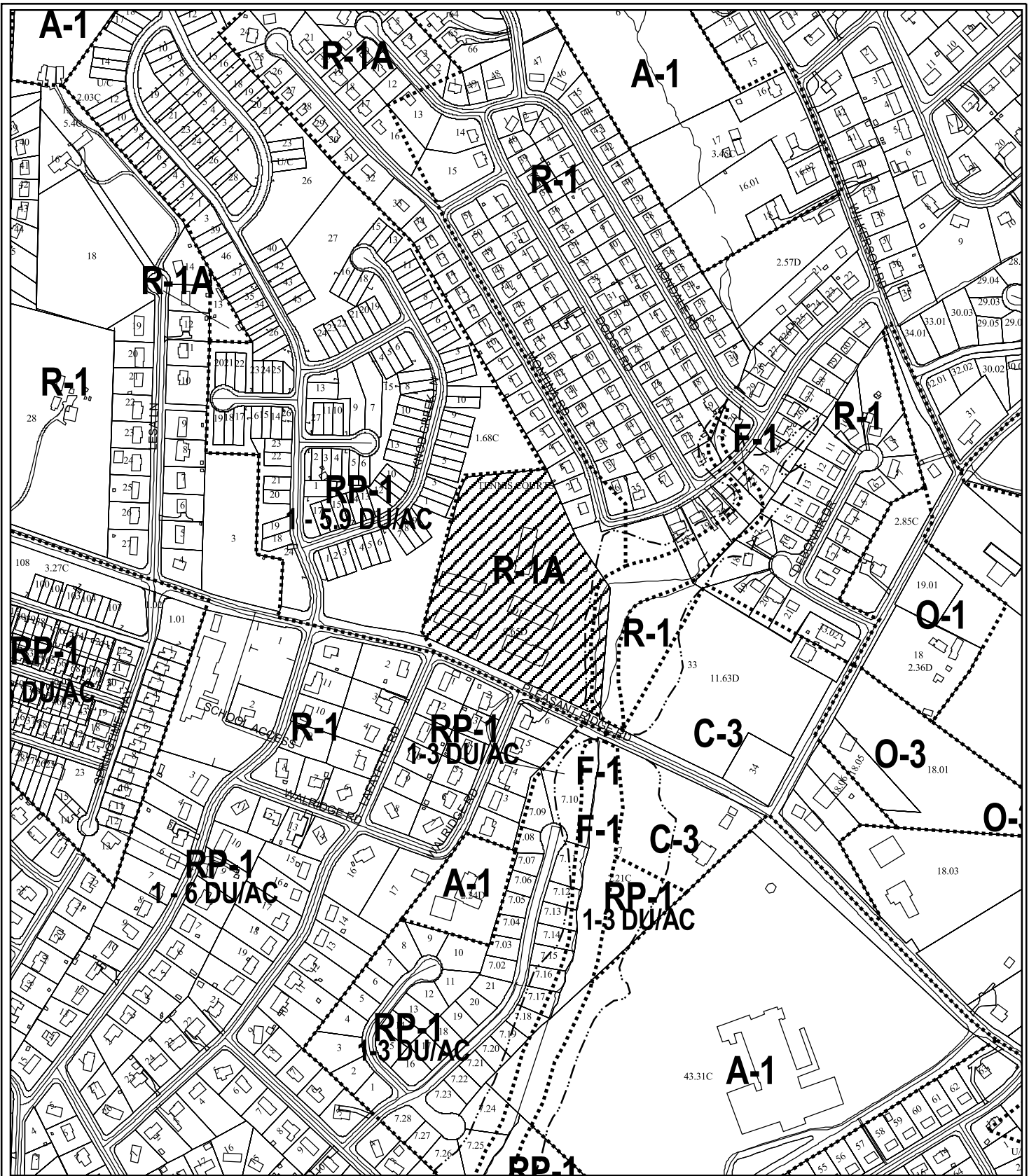
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the R-1A zoning district as well as the general criteria for approval of a use on review.
2. The proposed apartment 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. 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 Northwest City Sector Plan and Knoxville One year Plan propose medium density residential development uses for the site. The proposed use and development density are consistent with the sector plan and One Year Plan designation.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-I-06-UR
USE ON REVIEW**

 Multi-family housing in R-1A district in R-1A (Low Density Residential) & F-1 (Floodway)

Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Meridan Housing


Map No: 80

Jurisdiction: City



PROJECT:
CREEK RIDGE APARTMENTS
5700 PLEASANT RIDGE RD
KNOXVILLE, TENNESSEE

LAND DEVELOPMENT SOLUTIONS



310 SIMONS RD, SUITE K • KNOXVILLE, TENNESSEE 37922
PHONE: 865-671-2281 FAX: 865-671-2283

OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

NO. **DATE** **REVISION**

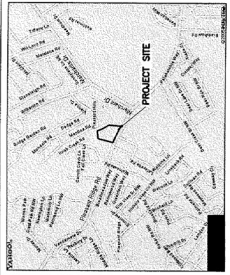
DRAWN BY: _____
CHECKED: _____
APPROVED: _____

JOB NO.: 2005077
SCALE: 1"=50'
DATE: 1/09/05

C-1
SHEET NO.

DRAWING DESCRIPTION:

LOCATION MAP



GENERAL NOTES

- The contractor is specifically instructed to locate all existing utility lines as shown on their plans or based on records and where no records are shown in this field. This information is not to be relied upon as being correct. The contractor is to verify the location of all utility lines by doing and maintaining to one call at least 72 hours before any excavation to request records. All existing utilities which conflict with the proposed improvements shown on the plans.
- Owner:** Meridian Housing, LLC
1000 South Main Street
Knoxville, TN 37903
ph: 678-455-1100
- Survey by:** Land Development Solutions
310 Simons Road, Suite K
Knoxville, TN 37922
ph: 865-671-2281
- Property is located in the City of Knoxville and is zoned R-1A.
- Lot coverage = 69 acres.

LAYOUT NOTES

- All dimensions to curb into reference line of curb - see detail.
- See architectural drawings for building dimensions.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

LEGEND

- BENCHMARK
- PROPERTY LINE
- EXISTING FENCE
- EXISTING CURB EDGE
- NEW MAILING SIGN
- EXISTING TREE LINE
- EXISTING TREE
- EXISTING CURB LINE
- NEW CURB LINE
- NEW DISABLED SPACE
- NEW SIDEWALK
- NEW CONCRETE

DEVELOPMENT INFORMATION

Proposed Use: Multi-Family Dwellings

Required Parking Calculations:
 Requirement: 2 spaces for first 20 units, 1.12 spaces for each unit exceeding 20 units.
 Required Spaces for 40 Units: (20x2) + (1.12x20) = 70 Spaces
 Total Area of New Parking and Drives = 0.56 Acres

Required Building Setbacks:
 Front = 25'
 Side = 12'
 Rear = 25'

Existing Signage to Remain
 Existing Mail Facility to Remain



TOTAL AREA = 9.9 ACRES

U.O.R.
DATE: 1-1-06
7-1-06 UP



DETAILED SITE LAYOUT PLAN

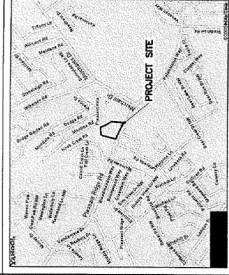
NO.	DATE	REVISION

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DRAWN BY	CHECKED	APPROVED
J.I.	J.I.	J.I.
DATE	SCALE	1"=20'
1/09/05		

C-2
 SHEET NO.

LOCATION MAP



GENERAL NOTES

- The contractor is specifically cautioned that the location and/or elevation of existing measurements taken in the field. This information is not to be relied upon as being accurate. The contractor shall verify the location and/or elevation of any existing utility lines and structures to be removed or relocated. It shall be the responsibility of the contractor to locate and mark all existing utilities within 72 hours before any excavation. To locate and mark all existing utilities within 72 hours before any excavation. To locate and mark all existing utilities within 72 hours before any excavation.
- Owner: Meridian Housing, LLC
 2040 Atlanta Hwy, Suite 904
 Knoxville, TN 37920
 PH: 678-485-1100
- Survey by: Land Development Solutions
 310 Simmons Road, Suite K
 Knoxville, TN 37922
 PH: 865-671-2281
- Property is located in the City of Knoxville and is zoned R-1A.
- Lot coverage = 39 acres.

LAYOUT NOTES

- All dimensions to curb line reference face of curb - see detail.
- See architectural drawings for building dimensions.
- See Utility Plans for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

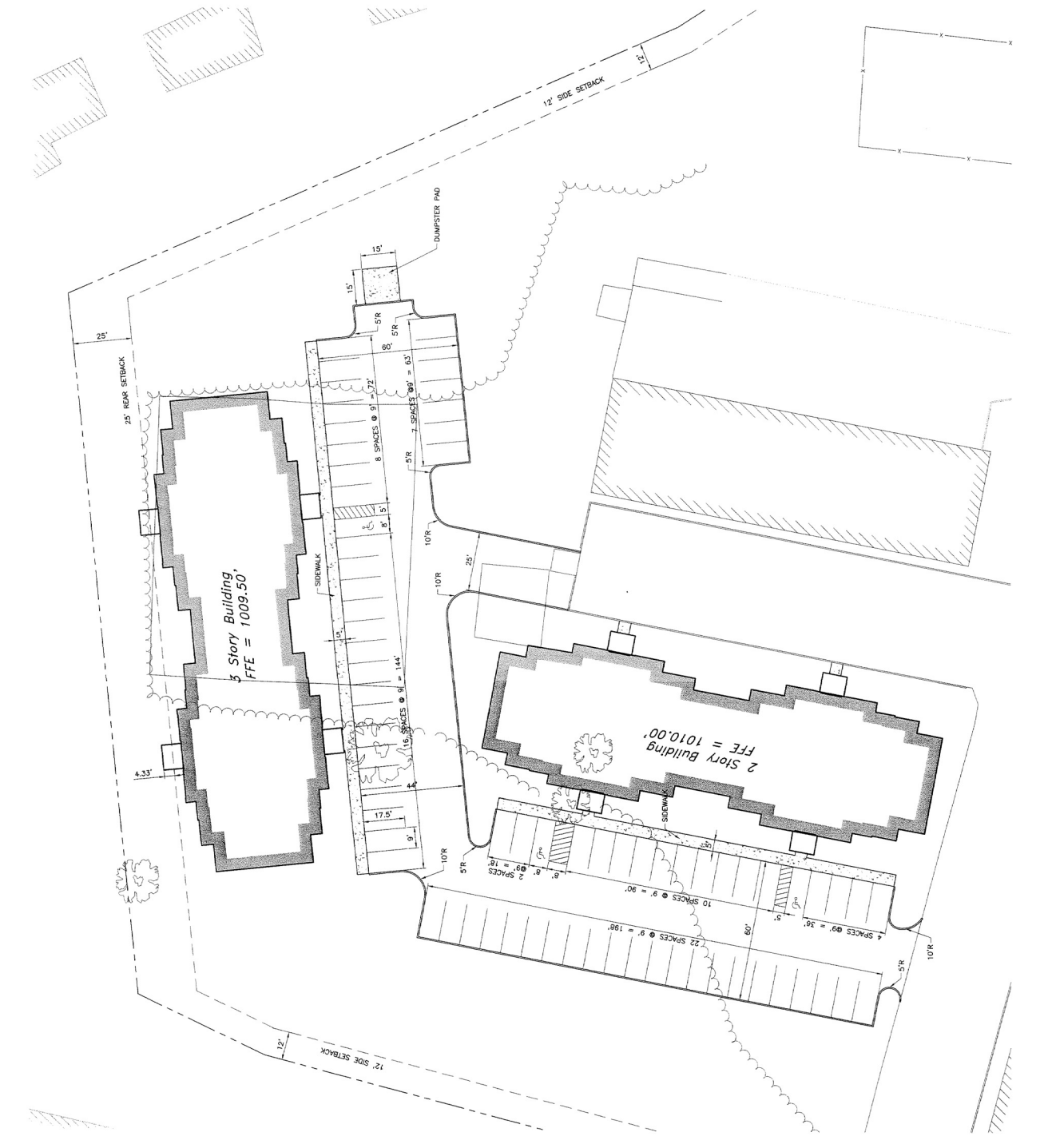
LEGEND

- BOUQUINAY
- PROPERTY LINE
- EXISTING FENCE
- EXISTING BUILDING EDGE
- EXISTING DRIVE
- EXISTING TREE LINE
- EXISTING TREE
- NEW FENCING WALL DESIGN BY OTHERS
- NEW CURB LINE
- NEW CURB LINE
- NEW DISABLED SPACE
- NEW SIDEWALK
- NEW CONCRETE

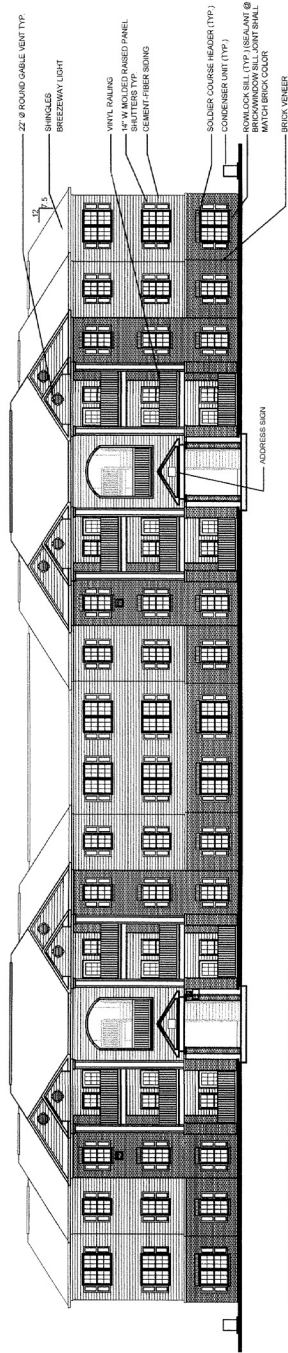
DEVELOPMENT INFORMATION

Proposed Use: Multi-Family Dwellings
 Required Parking Calculations:
 Requirement: 2 spaces for first 20 units, 1 1/2 spaces for each unit exceeding 20 units.
 Required Spaces for 40 Units: (20x2) + (1.5x20) = 70 Spaces
 Total Area of New Parking and Drives = 0.98 Acres
 Required Building setbacks:
 Front = 25'
 Side = 12'
 Rear = 25'
 Existing Setbacks to Remain
 Existing Mail Facility to Remain

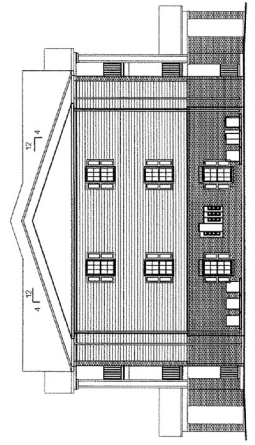
J.I.-06-UR



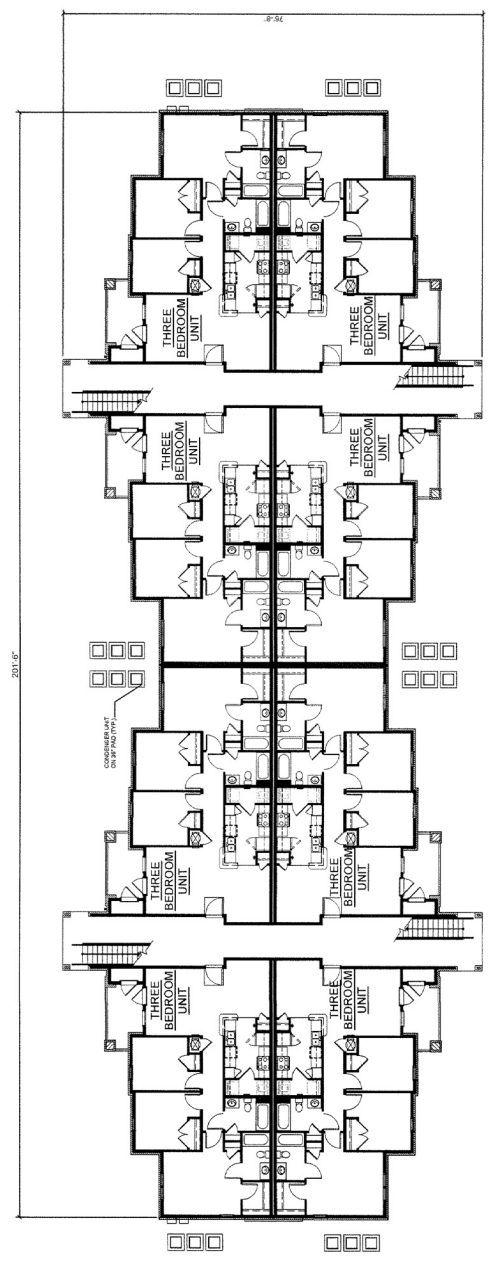
J. I. 06-102



FRONT / REAR ELEVATION 3/32"=1'-0"



SIDE ELEVATION 3/32"=1'-0"



**BUILDING TYPE 'A'
BUILDING FLOOR PLAN**

(2nd AND 3rd FLOOR SIMILAR)

3/32"=1'-0"

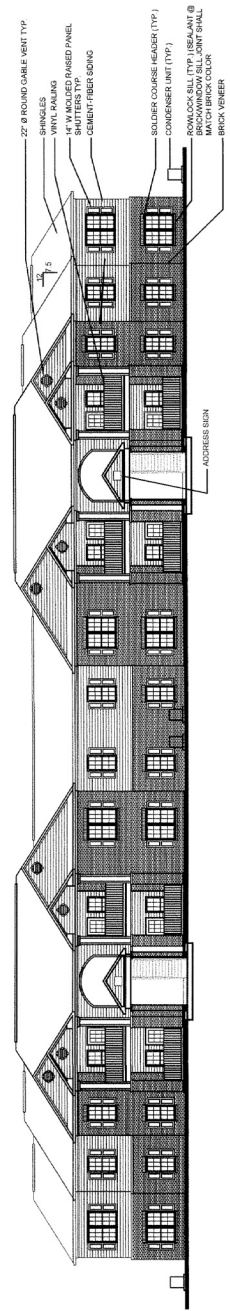
CREEK RIDGE APARTMENTS

A2

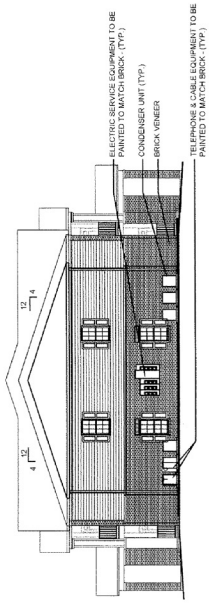
BUILDING TYPE 'B'
 FLOOR PLAN
 ELEVATIONS

REVISION	DATE
	1-6-05

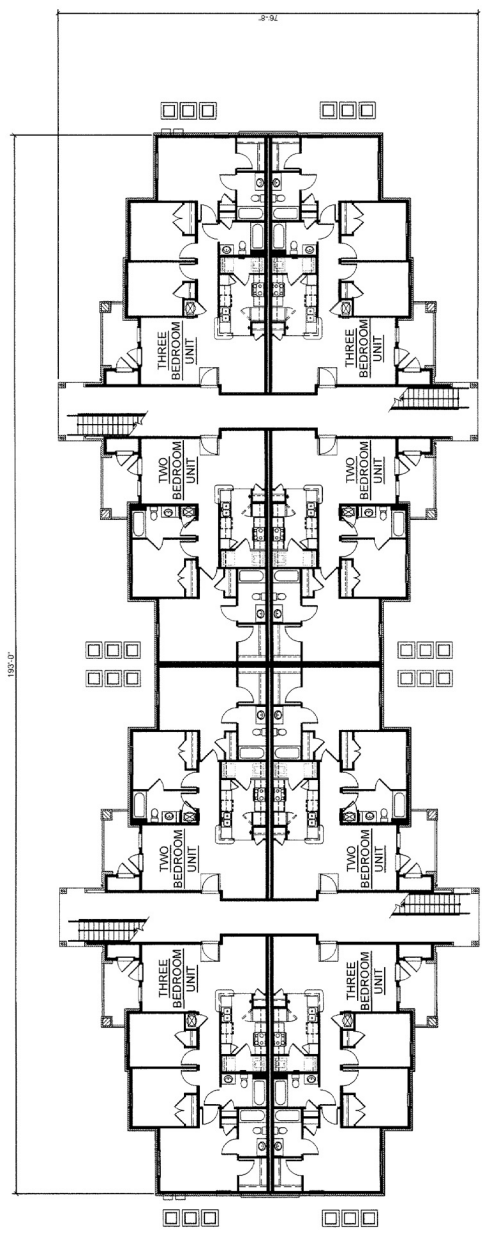
J.I.-06-VK



FRONT / REAR ELEVATION 3/32"=1'-0"



LEFT ELEVATION 3/32"=1'-0"



**BUILDING TYPE 'B'
 BUILDING FLOOR PLAN**
 (2nd FLOOR SIMILAR) 3/32"=1'-0"



MICHAEL VERSEN & ASSOCIATES
 LANDSCAPE ARCHITECTURE, LAND PLANNING
 3508 APRLEWOOD WAY, KNOXVILLE, TENNESSEE 37919
 (615) 856-1754

CREEK RIDGE APARTMENTS
 Knoxville, Tennessee

DATE: 1/11/2004
 DRAWN BY: JAV/JAV
 CHECKED BY: NONE
 SCALE: 1" = 20'



L-2

PLANTING SPECIFICATIONS

SCOPE OF WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLAN AND SPECIFICATIONS.

PERMITS AND APPROVALS: THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

PROJECT CONDITIONS: THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND CONSTRUCTION COORDINATES. PROTECT ALL UTILITIES AND EXISTING PLANTING. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

PLANTING MATERIALS: ALL PLANTING MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

PLANTING METHODS: ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

PLANTING SCHEDULE: ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

PLANTING MAINTENANCE: ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

PLANTING SCHEDULE

Quantity	Material	Description
12-14 TL	RED MAPLE	12-14 TL
2-17' cdl	FLORIBUNDA HYDRANGEA	2-17' cdl
10-12 TL	SPRINGER BRUSH	10-12 TL
2- cdl	MAHONIA	2- cdl
2-17' cdl	CROSS COUNTRY	2-17' cdl

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.

PLANTING SCHEDULE - GUY WIRES

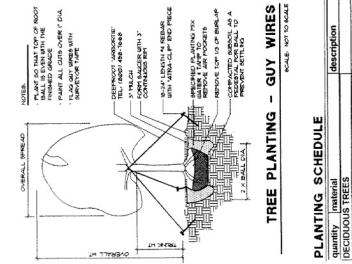
Item	Required	Proposed
2 TREES	4 TREES	

SEC. 14.31, KNOXVILLE CODE
 ALL TREES REMOVED OR DAMAGED TO EXCEED THE REQUIREMENTS OF THIS ARTICLE SHALL BE REPLACED OR REPAIRED TO MEET THE REQUIREMENTS OF THIS ARTICLE. AT LEAST EIGHTY (80) PERCENT FROM THE DATE OF COMPLETE CONSTRUCTION. THE REPLACEMENT SHALL BE REPLACED WITHIN (6) MONTHS OF COMPLETION.

PLANTING SCHEDULE - GUY WIRES

SCALE: NOT TO SCALE

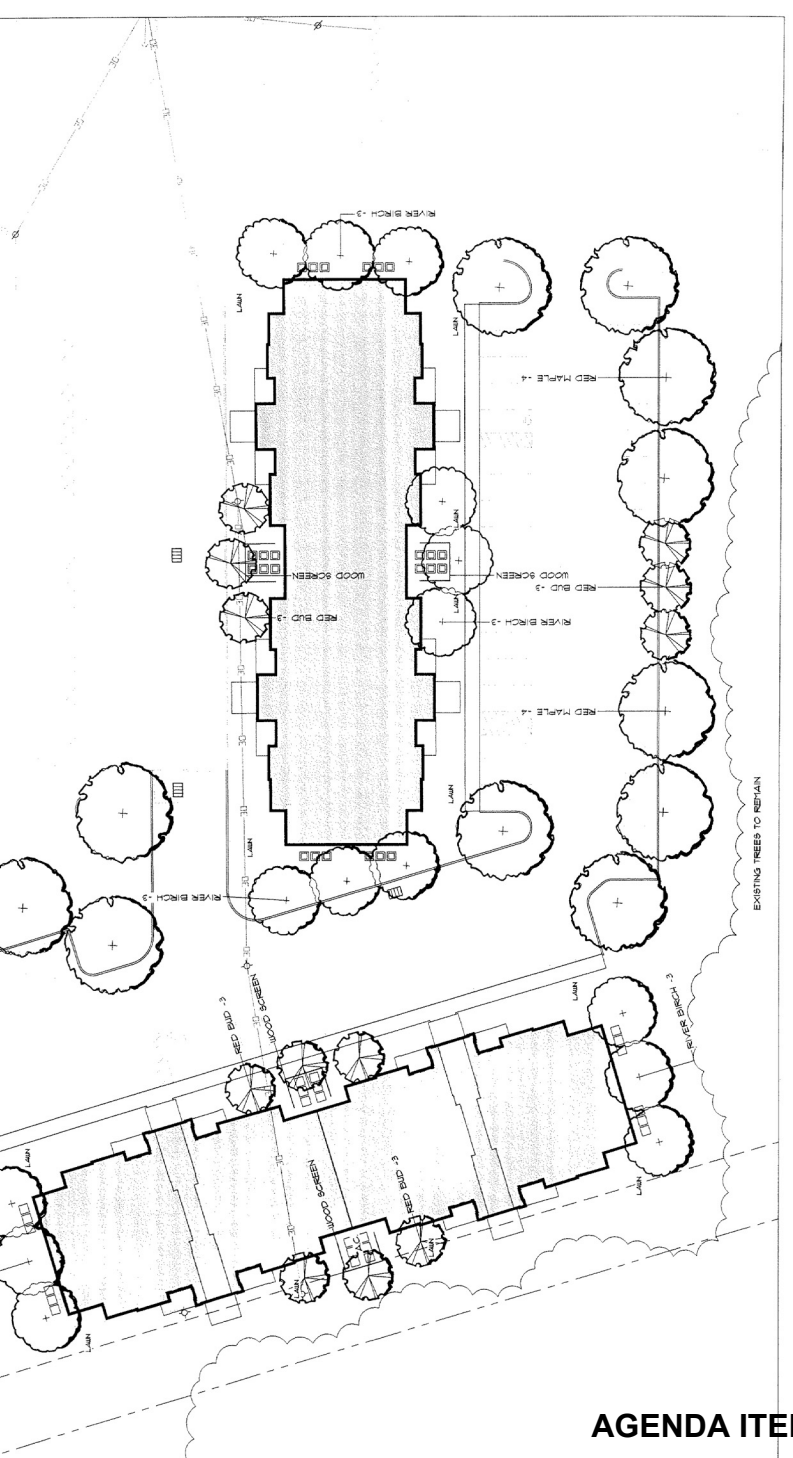
GENERAL NOTES:
 1. PLANT TO MATCH TOP OF ROOT BALL TO EXISTING GRADE.
 2. PARTIAL GUY WIRE SHALL BE INSTALLED TO STABILIZE PLANTING.
 3. PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL CODES AND ORDINANCES.



PLANTING SCHEDULE

Quantity	Material	Description
12-14 TL	RED MAPLE	12-14 TL
2-17' cdl	FLORIBUNDA HYDRANGEA	2-17' cdl
10-12 TL	SPRINGER BRUSH	10-12 TL
2- cdl	MAHONIA	2- cdl
2-17' cdl	CROSS COUNTRY	2-17' cdl

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.



DESIGN GUIDELINES LANDSCAPE SCREENING

DESIGN

Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

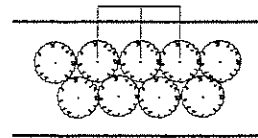
NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

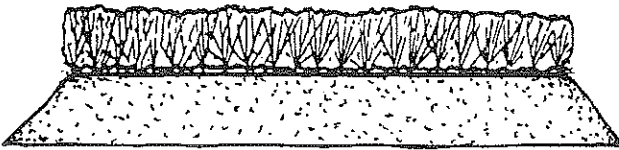


Maximum 4' Centers

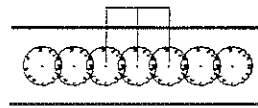


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm

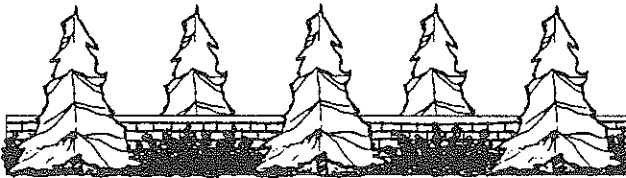


Maximum 3' Centers

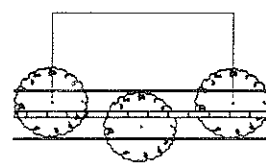


TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines

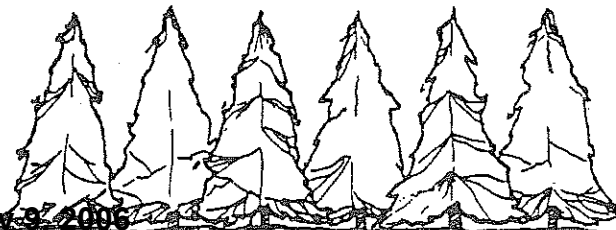


Maximum 50' Centers

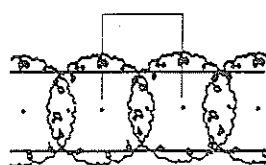


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

Contact persons:
• Dan Kelly
• Quentin Stevens

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 423 215-2500
Fax: 423 215-2068

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

LAND DEVELOPMENT SOLUTIONS

January 10, 2006

Mr. Dan Kelly
Metropolitan Planning Commission
Suite 403 City County Building
400 Main Street
Knoxville, TN 37902



2-I-06-UR

Dear Mr. Kelly,

The proposed Creek Ridge Apartments that we submitted for a Use on Review on Jan. 9th, 2006 will need to be revised due to the flood zone area that is part of the property. The building footprint and site layout will remain the same. However, the building that will be located at the northern part of the property will be reduced from a 3-story to a 2-story structure. This will reduce the total number of new units being added from 40 to 32. There are 95 units in the existing 5 buildings on site. The total number of units after the addition of the two new buildings will be 127.

The total recorded acreage of the site is 9.65 acres. The portion of the site that is within the flood boundary is 0.52 acres. The remaining area that that is zoned R-1A is 9.13 acres. With 127 units in 9.13 acres, the density will be 13.9 units/acre.

Please take these revisions into consideration when reviewing the proposal.

Sincerely,

Matt Sprinkle, E.I.

310 SIMMONS ROAD, SUITE K • KNOXVILLE, TN • 37922
PHONE: 671-2281 • FAX: 671-2283