



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

▶ **FILE #:** 11-I-06-UR

**AGENDA ITEM #:** 97

**AGENDA DATE:** 11/9/2006

▶ **APPLICANT:** DOYLE JOHNSON

OWNER(S): E. DOYLE JOHNSON CONSTRUCTION CO.

TAX ID NUMBER: 70 B A 001

JURISDICTION: City Council District 4

▶ **LOCATION:** Northwest side of Tambark Dr., northwest of Knox Ln.

▶ **APPX. SIZE OF TRACT:** 22.03 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Tambark Dr., a local street with a pavement width of 26' within a 50' right-of-way and Knox Lane which is also a local street with a pavement width of 15' within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Attached residential development & vacant land

▶ **PROPOSED USE:** Attached residential condominium development

DENSITY PROPOSED: 3.54 du/ac

HISTORY OF ZONING: The property was zoned RP-1 @ 12 du/ac in the mid 1970's

SURROUNDING LAND USE AND ZONING: North: Vacant land & I-640 / RP-1 residential

South: Detached dwellings / RP-1 residential

East: Detached dwellings / RP-1 residential

West: Detached dwellings / RP-1 residential

NEIGHBORHOOD CONTEXT: Property in the area is zoned RP-1 and R-1 residential. Development in the area consists of numerous attached and detached dwellings.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for up to 78 attached residential condominiums as shown on the development plan subject to 10 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
5. Provision of AASHTO approved turn around at the end of Road A
6. Provision of 2 off-street parking places per dwelling. Driveways must be wide enough to permit side-by-side parking
7. Widen Knox Ln. to a minimum width of 18' to 20' from Tambark Dr. to Valley View Dr. as may be required by the Knoxville Engineering Dept. Plans for widening this road must be reviewed and approved by the

- Knoxville Engineering Dept. Road widening must be accomplished within the existing right-of-way of Knox Ln.
8. Participation in the KUB sewer capacity reservation program
  9. Prior to issuance of any occupancy permits, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater facilities, the exterior of the dwellings, grounds and any other commonly held assets.
  10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any grading permits

With conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a Use on Review

#### **COMMENTS:**

The applicant is proposing to develop this 22.03 acre site with 78 attached residential condominiums. The site was rezoned RP-1 (Planned Residential) at up to 12 du/ac in the mid 1970's. The development will have access to Tambark Dr. and Knox Ln. Due to the substandard width of Knox Ln. (15'), MPC staff and the Knoxville Engineering Dept. will require this applicant to widen Knox Ln. from Tambark Dr. to its intersection with Valley View Dr. The actual width of the right-of-way for Knox Ln. is unknown at the present time. Staff will require the road be widened to 18' to 20' wide depending on the availability of right-of-way and as recommended by the Knoxville Engineering Dept.

A development plan for this site was approved many years ago. For unknown reasons, the plan was never carried out completely. At the present time only seven of the proposed units have been built. Due to the steep topography, the developer is proposing to leave the majority of the site undisturbed.

The architectural elevations provided with this plan calls for each unit to have a one or two car garage. Each unit must be provided with two off street parking spaces. In order to provide the second parking space, outside of the units with a one car garage, the setback will have to be a minimum of 20' from the proposed streets. The applicant will also have to provide a convenient location for the residents of this development to pick up their mail. This should be done in a location that will be convenient to the proposed guest parking.

As noted previously in the report, this site was zoned RP-1 (Planned Residential) at up to 12 du/ac in the 1970's. The East City Sector Plan and the Knoxville One Year Plan call for this area to develop with medium density residential uses. A number of properties in the immediate area have been developed with apartments.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the use on review. At this level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knoxville Dept. of Engineering. The detailed grading and drainage plan will be submitted to the City Engineer as part of the design plan process which is the next step in the development review process if this plan is approved.

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

1. The proposed development will require the extension of water and sewer service to the site.
2. The proposed attached residential condominiums at a density of 3.54 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Spring Hill Elementary, Whittle Springs Middle School and Fulton High School.

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

1. The proposed attached residential development meets the standards for development within a RP-1 District and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The East City Sector Plan and One Year Plan proposes this site for medium density residential

use with a maximum residential density of 12 dwellings per acre. The overall development density of the proposed development is 3.54 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the RP-1 (Planned Residential) District.

C. The use is compatible with the character of the neighborhood where it is proposed.

D. The use will not significantly injure the value of adjacent property.

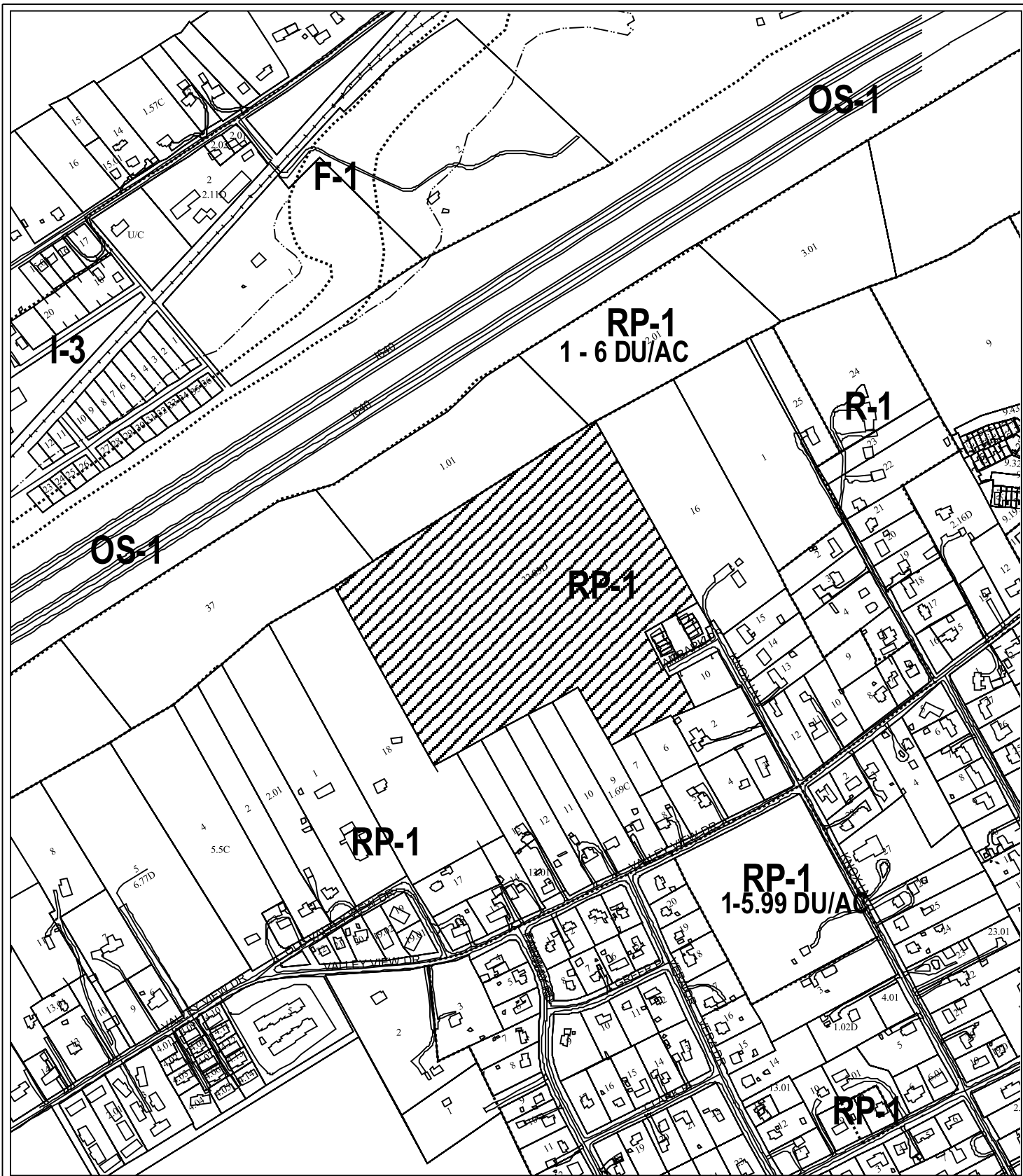
E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for medium density residential use. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments. Valley View Dr. is classified as a collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and Knoxville One Year Plan designates this property for medium density residential use. The RP-1 zoning approved for the property allows consideration of up to 12.0 du/ac . The proposed development with its distribution of density on the site and overall density of 3.54 du/ac is consistent with the plans and the existing zoning designation.

2. The site is located within the Urban Growth Area Inside the city of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



11-I-06-UR  
 USE ON REVIEW

 Attached condominium development in RP-1 (Planned Residential)

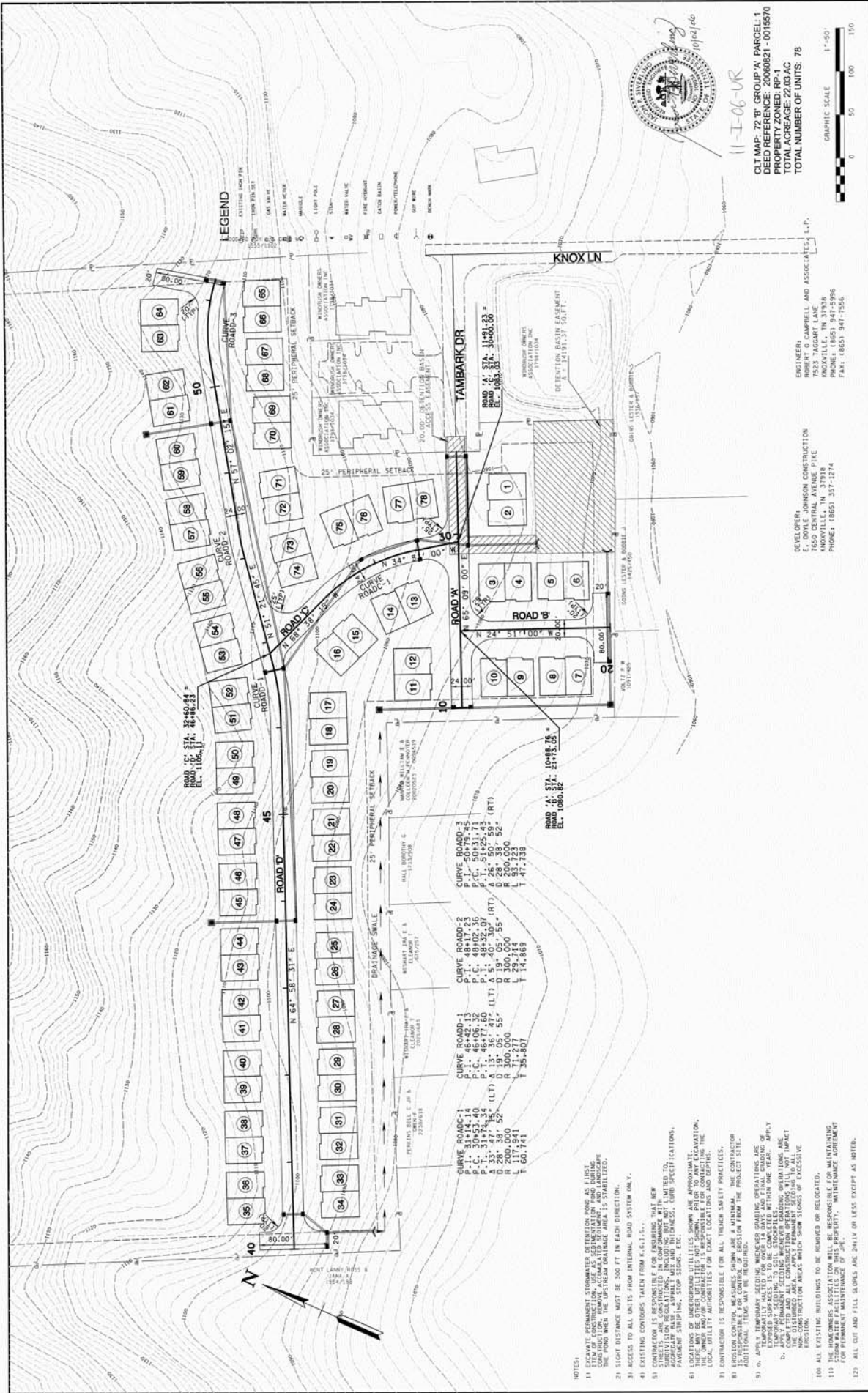
Original Print Date: 10/26/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Doyle Johnson

Map No: 70

Jurisdiction: City

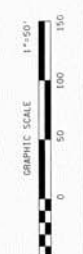




11-06-UR  
 CLT MAP: 72 B' GROUP 'A' PARCEL 1  
 REFERENCE TO: 00000021-0015970  
 PROPERTY ZONED: RR-1  
 TOTAL ACREAGE: 22.03 AC  
 TOTAL NUMBER OF UNITS: 78

ENGINEER:  
 ROBERT G CAMPBELL AND ASSOCIATES, L.P.  
 622 TUGGERTON AVENUE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7556

DEVELOPER:  
 E. DOYLE JOHNSON CONSTRUCTION  
 1000 W. WOODLAND AVENUE  
 KNOXVILLE, TN 37918  
 PHONE: (865) 357-1274



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|-------------|-----|------------|----------|----------|--------|-----------|-------|--------|
| DESIGNED BY | JPS | CHECKED BY | DMT      | SCALE    | 1"=50' | SHEET TWO | NO.   | 2      |
| DRAWN BY    | JPS | DATE       | 09/28/06 | FILE NO. | 06014  | OF        | EIGHT | SHEETS |

PLAN VIEW LAYOUT

CONDO DEVELOPMENT ON TAMBARK DRIVE  
USE ON REVIEW

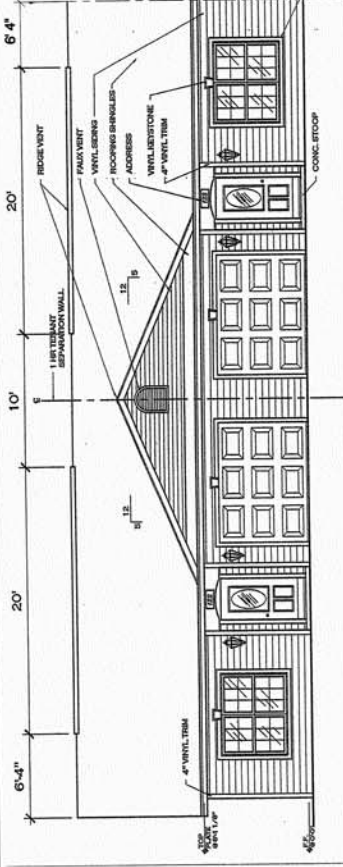
ROBERT G. CAMPBELL & ASSOC., L.P.  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE



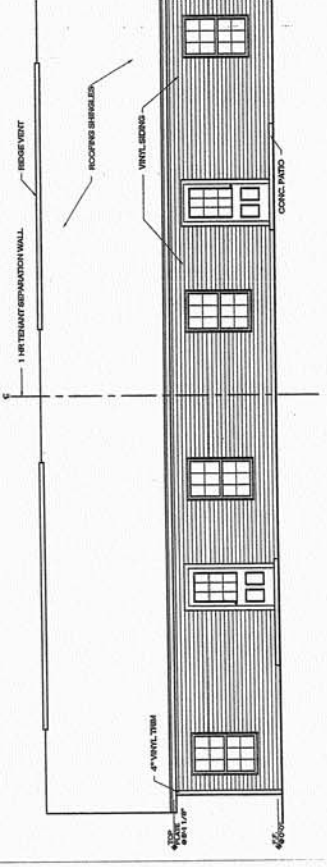
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- NOTES:
- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND AS FIRST AND PRIORITY ITEM OF CONSTRUCTION. ACCUMULATED DEBRIS AND LANDSCAPE MULCH FROM THE UPSTREAM DRAINAGE AREA IS STABILIZED.
  - 2) SIGHT DISTANCE MUST BE 300 FT IN EACH DIRECTION.
  - 3) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - 4) EXISTING CONDOURS TAKEN FROM K.G.C.I.S.
  - 5) CONTRACTOR IS RESPONSIBLE FOR OBTAINING "WHAT-IF" SUBDIVISION REGULATIONS, INCLUDING BUT NOT LIMITED TO, PAYMENT STRIPING, STOP SIGNS, ETC.
  - 6) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - 7) CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY PRACTICES.
  - 8) DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PROJECT SITE.
  - 9) a. APPROXIMATELY 10% OF THE TOTAL CONDOUR OPERATING AGE OF THE DEVELOPMENT SHALL BE MAINTAINED FOR 14 DAYS AND FINAL GRADING OF EXISTING ROADWAYS TO SOIL STABILIZED WITHIN ONE YEAR. APPLY PERMANENT EROSION CONTROL MEASURES TO ALL EXPOSED AREAS. THE DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 14 DAYS OF COMPLETION OF CONDOUR EROSION.
  - 10) ALL EXISTING BUILDINGS TO BE REMOVED OR RELOCATED.
  - 11) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING PERMANENT MAINTENANCE OF "WHAT-IF" MAINTENANCE AGREEMENT.
  - 12) ALL CUT AND FILL SLOPES ARE 2H:1V OR LESS EXCEPT AS NOTED.

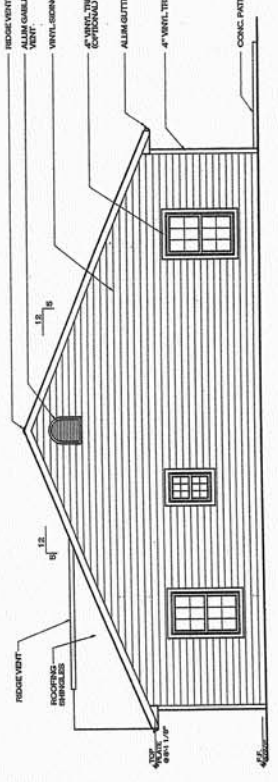




1 FRONT ELEVATION



2 REAR ELEVATION



3 RIGHT SIDE ELEVATION (REVERSE FOR LEFT SIDE)  
1/4" = 1'

11-J-06-UR

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|--|--|---|--|---|--|---------------------|--|---|--|--|--|--------------------------------------|--|
| NO.   DATE<br>DESCRIPTION<br>REVISIONS |  | ROBERT G. CAMPBELL & ASSOC., L.P.<br>CONSULTING ENGINEERS<br>KNOXVILLE, TENNESSEE |  | CONDO DEVELOPMENT ON TAMBARK DRIVE<br>USE ON REVIEW |  | ARCHITECTURAL PLANS |  | DESIGNED BY: JPS<br>CHECKED BY: DMT<br>DATE: 09/28/06 |  | SCALE: NOT TO SCALE<br>FILE NO.: 08074 |  | SHEET ONE<br>NO.: 1<br>OF TWO SHEETS |  |
|--|--|---|--|---|--|---------------------|--|---|--|--|--|--------------------------------------|--|