



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

▶ **FILE #:** 8-I-06-UR **AGENDA ITEM #:** 98  
POSTPONEMENT(S): 8/10/2006-9/14/2006 **AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** **STUART HENRY**  
**OWNER(S):** WOODLANDS OF KNOXVILLE, LLC

TAX ID NUMBER: 108 8  
JURISDICTION: City Council District 1

▶ **LOCATION:** **North side of Cherokee Trail, north end of Candora Rd.**  
▶ **APPX. SIZE OF TRACT:** **78.69 acres**  
SECTOR PLAN: South City  
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
ACCESSIBILITY: Access is via Cherokee Trail, a minor collector street with an 18' pavement width within a 50' right-of-way.  
UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** **RP-1 (Planned Residential)**  
▶ **EXISTING LAND USE:** **Residence and vacant land**  
▶ **PROPOSED USE:** **Park facilities and green space**

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.

SURROUNDING LAND USE AND ZONING: North: Tennessee River / F-1 (Floodway)  
South: Student housing, residence and vacant land / RP-1 (Planned Residential) & R-1 (Low Density Residential)  
East: Residences and vacant land / RP-1 (Planned Residential) & R-1A (Low Density Residential)  
West: Residences and vacant land / RP-1 (Planned Residential)

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.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE the development plan for the park facilities and greenspace plan subject to 8 conditions**
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.

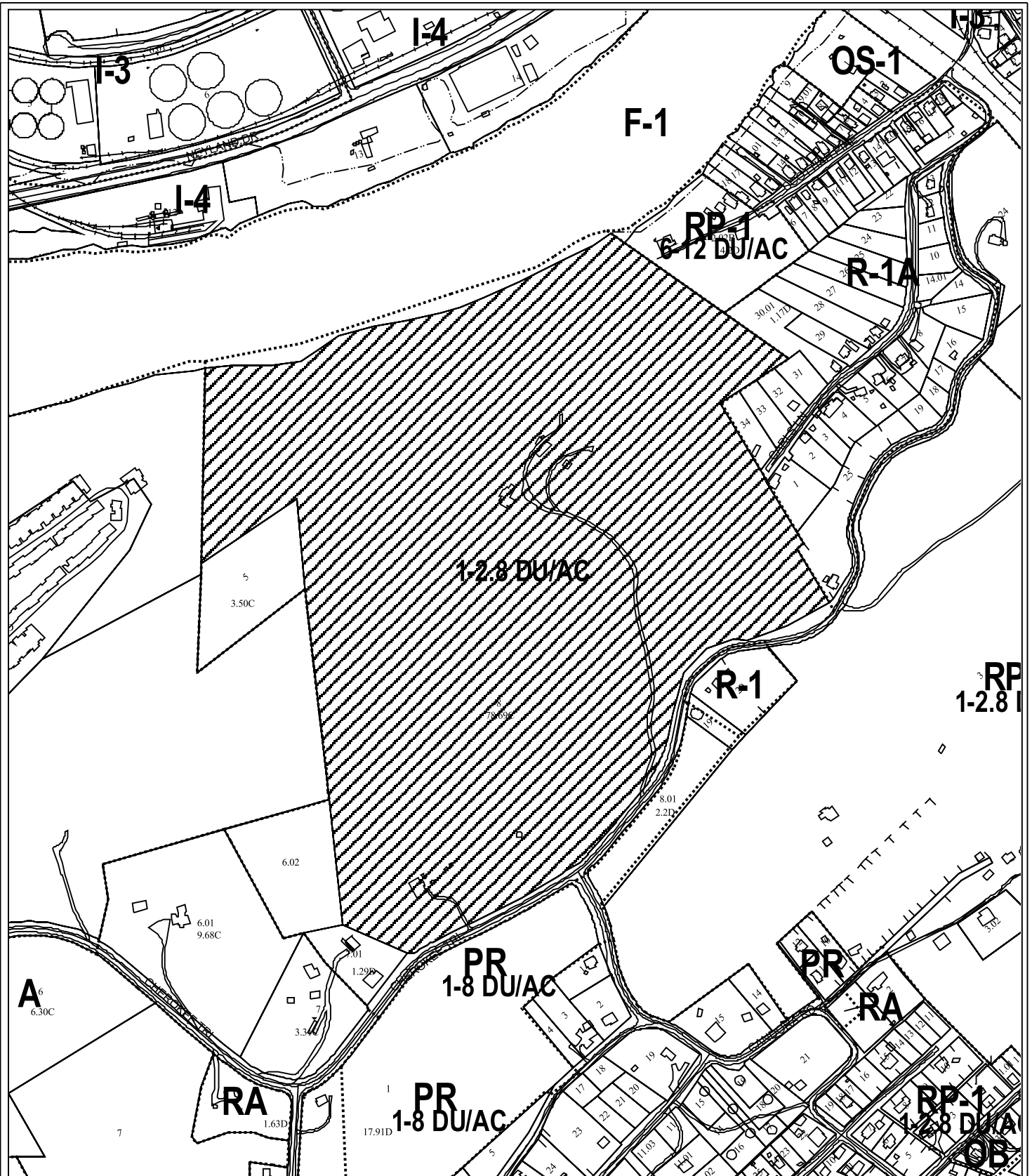
#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

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'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.



8-I-06-UR  
 USE ON REVIEW



Park / Green Space in RP-1 (Planned Residential)

Original Print Date: 07/27/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Stuart Henry

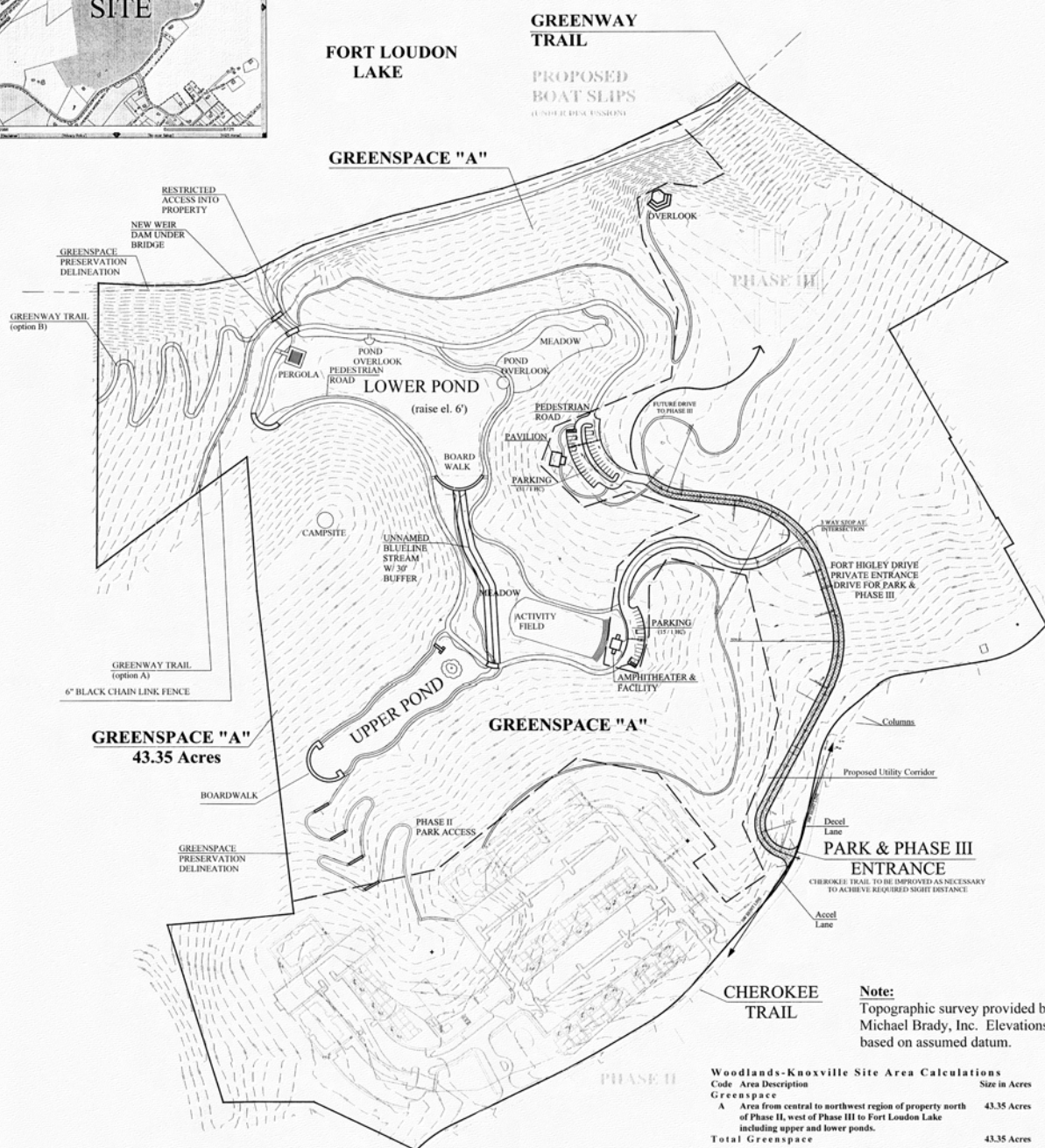
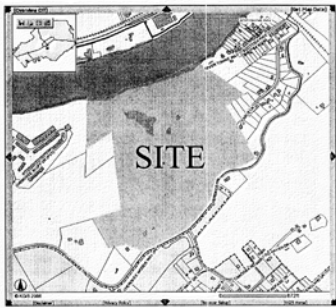
Map No: 108

Jurisdiction: City

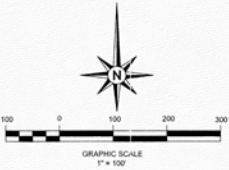


I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLANNING ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE AND COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TOLERATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER: **ROBERT L. PYLE**  
 TENNESSEE CERTIFICATE NO. 12422



**GREENSPACE "A"**  
 43.35 Acres



**CHEROKEE TRAIL**  
 Note: Topographic survey provided by Michael Brady, Inc. Elevations based on assumed datum.

**Woodlands-Knoxville Site Area Calculations**

Code	Area Description	Size in Acres
<b>Greenspace</b>		
A	Area from central to northwest region of property north of Phase II, west of Phase III to Fort Loudon Lake including upper and lower ponds.	43.35 Acres
<b>Total Greenspace</b>		43.35 Acres
<b>Disturbed Areas</b>		
Phase II		15.5 Acres
Phase III		3.65 Acres
Two lane drive access to Phase III and amenities		1.55 Acres
10' wide limited access pedestrian road		0.55 Acres
Park - Including both meadows and activity field		3.7 Acres
Boating facility		0.5 Acres
<b>Total Disturbed Areas</b>		25.45 Acres
<b>Total Site Acreage</b>		86.7 Acres
<b>Percentage of Area Undisturbed</b>		50.0%

REVISED 7-27-06  
 U.O.R. DATE

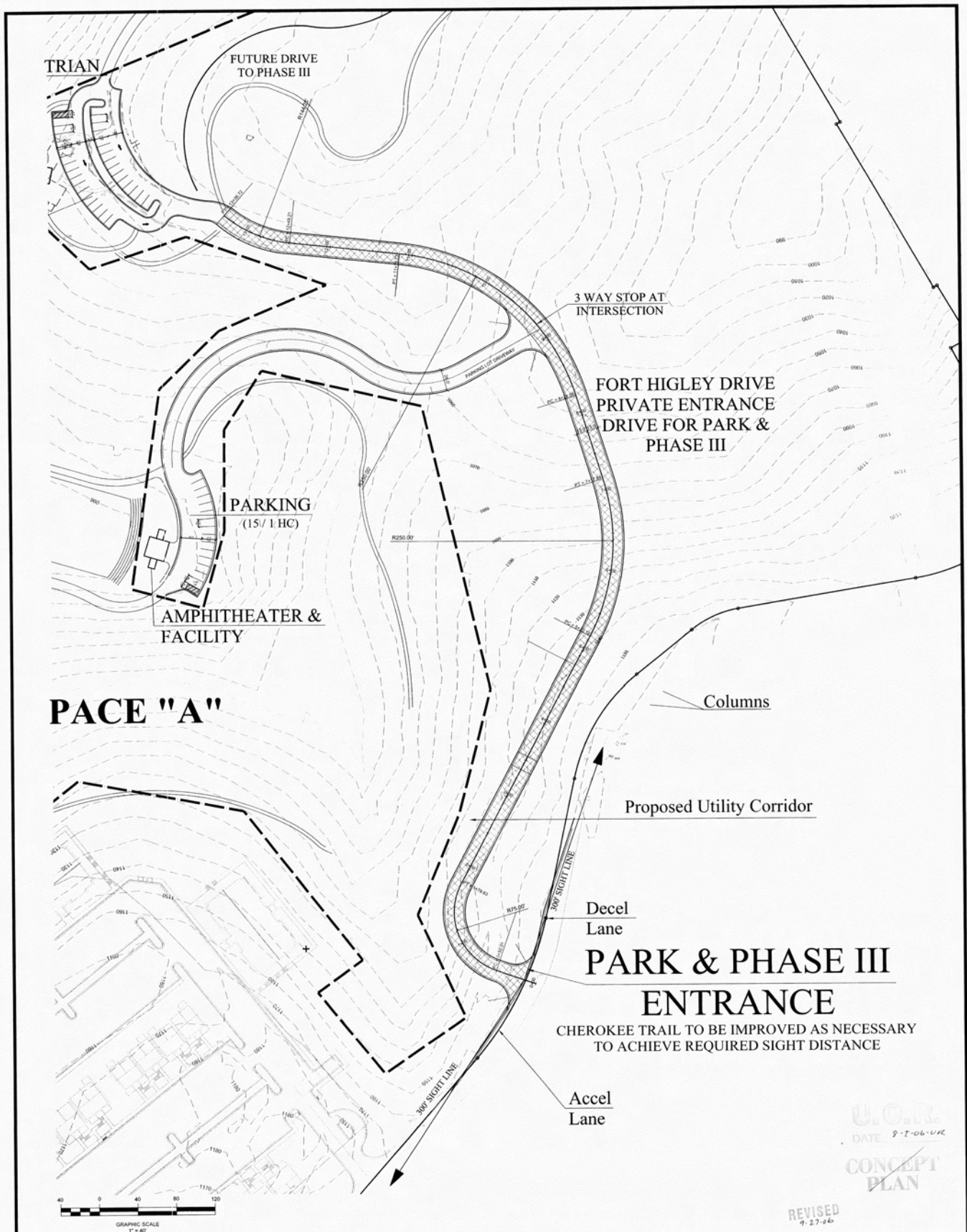
DR	CHK	DATE	DESCRIPTION
WHC	WHC	6/20/06	ISSUE
WHC	WHC	6/28/06	CLIENT REVISION #1
WHC	WHC	7/10/06	UOR ISSUE
WHC	RFP	8/28/06	UOR REVISION NO. 1
WHC	RFP	9/25/06	UOR REVISION NO. 2

FILE NO. L-1.0A  
 12271-10

USE ON REVIEW PLAN FOR PARK & GREENSPACE  
**WOODLANDS OF KNOXVILLE**  
 KNOXVILLE, TENNESSEE  
 PARCEL ID: 108 008 AND 108 602

THE DOVETAIL COMPANIES  
 1550 TIMOTHY ROAD  
 ATHENS, GA 30404  
 (706) 357-9100

**BWSC** BARGE WAGGONER SUMNER & CANNON, INC.  
 ENGINEERS AND PLANNERS  
 1050 Crown Point Parkway, Suite 1050, Atlanta, Georgia 30338  
 Phone: (770) 608-1400 Fax: (770) 481-0202



**PACE "A"**

**PARK & PHASE III  
ENTRANCE**

CHEROKEE TRAIL TO BE IMPROVED AS NECESSARY  
TO ACHIEVE REQUIRED SIGHT DISTANCE

U.O.R.  
DATE 8-2-06-UK  
**CONCEPT  
PLAN**

REVISED  
9-27-06

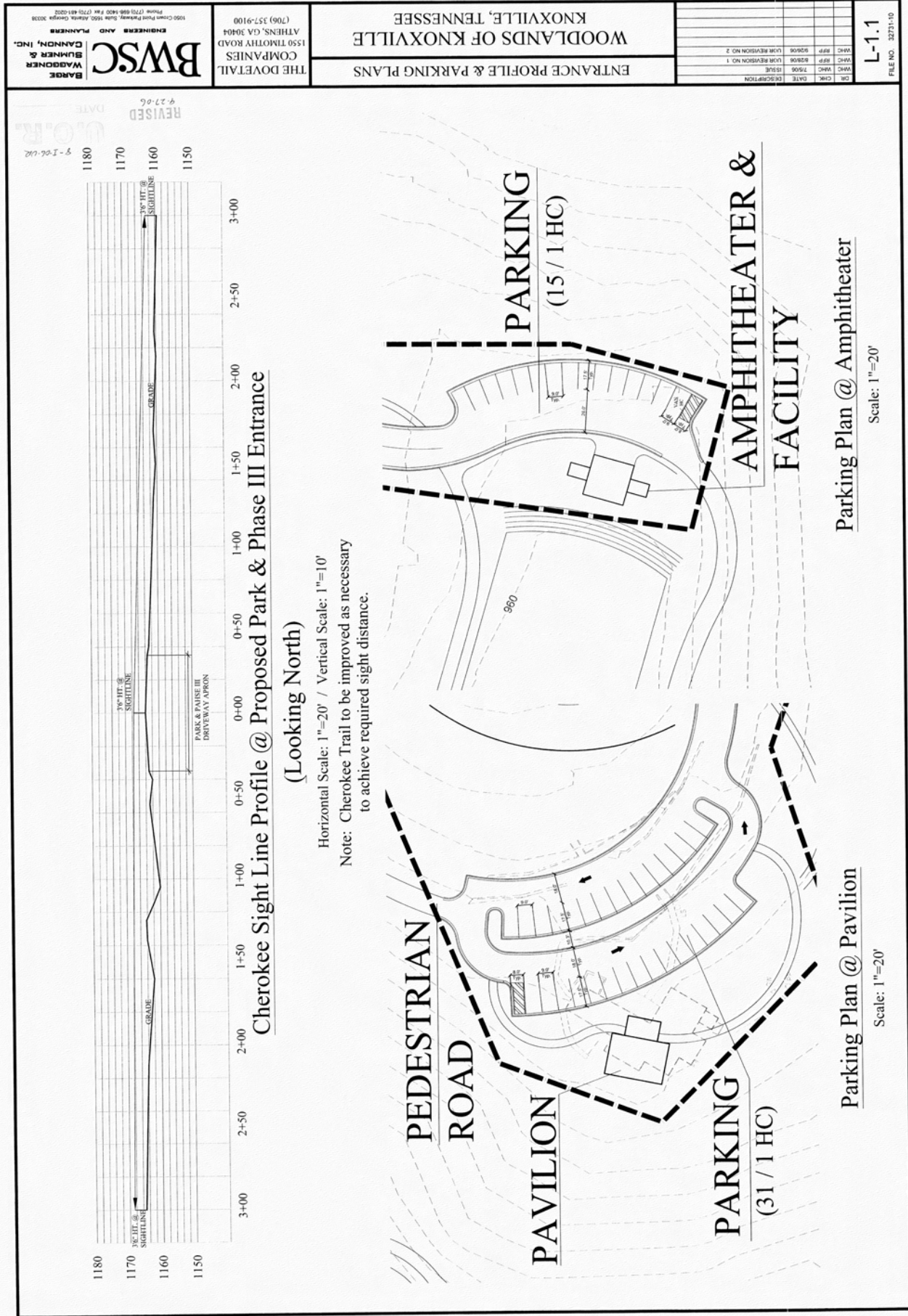
DR	CHK	DATE	DESCRIPTION
W/C	W/C	6/20/06	ISSUE
W/C	W/C	6/28/06	CLIENT REVISION #1
W/C	W/C	7/10/06	UOR ISSUE
W/C	R/P	8/28/06	UOR REVISION NO. 1
W/C	R/P	9/26/06	UOR REVISION NO. 2

**PARK & PHASE III DRIVE PLAN**  
**WOODLANDS OF KNOXVILLE**  
KNOXVILLE, TENNESSEE  
PARCEL ID: 108 008 AND 108 602

THE DOVETAIL  
COMPANIES  
1550 TIMOTHY ROAD  
ATHENS, GA 30404  
(706) 357-9100

**BWSC**  
ENGINEERS AND PLANNERS  
BARGE  
WAGGONER  
SUMNER &  
CANNON, INC.  
1050 Crown Point Parkway, Suite 1650, Atlanta, Georgia 30338  
Phone: (770) 658-1400 Fax: (770) 481-0202





**BWSC**  
 BARGE WAGGONER & CANNON, INC.  
 ENGINEERS AND PLANNERS  
 1050 Creek Point Parkway, Suite 1000, Atlanta, Georgia 30308  
 Phone: (770) 886-1400 Fax: (770) 481-0222

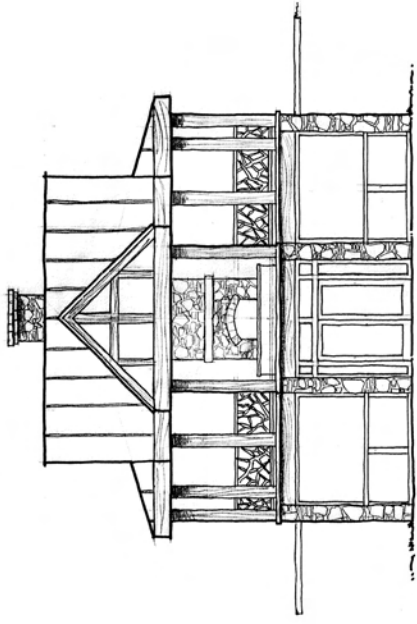
**THE DOVE TAIL COMPANIES**  
 1550 TIMOTHY ROAD  
 ATHENS, GA 30604  
 (706) 357-9100

**WOODLANDS OF KNOXVILLE**  
 KNOXVILLE, TENNESSEE

NO.	DATE	DESCRIPTION
1	05/08	ISSUE
2	05/08	FOR REVISION NO. 1
3	05/08	FOR REVISION NO. 2

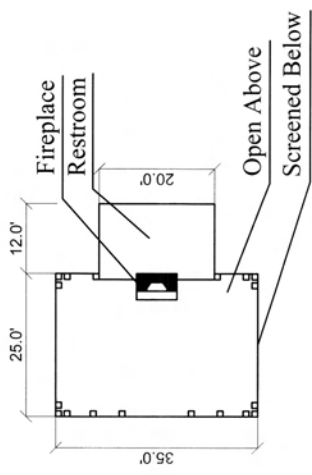
**L-1.1**  
 FILE NO. 32731-10

8-1-06-02



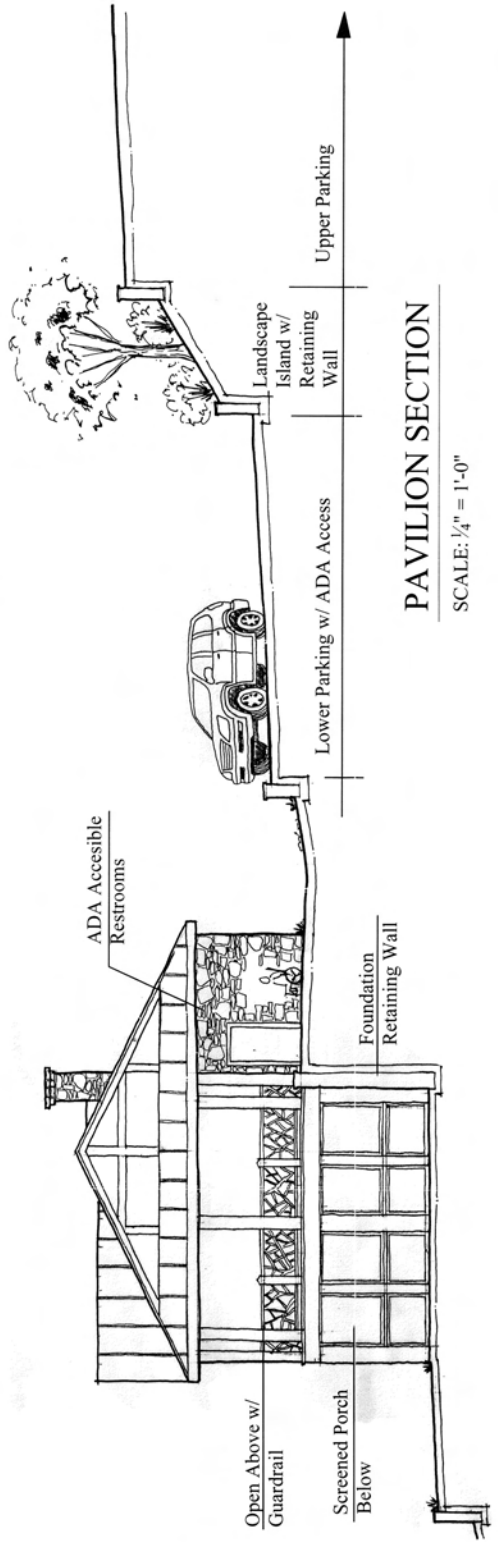
PAVILION ELEVATION

SCALE: 1/4" = 1'-0"



PAVILION PLAN

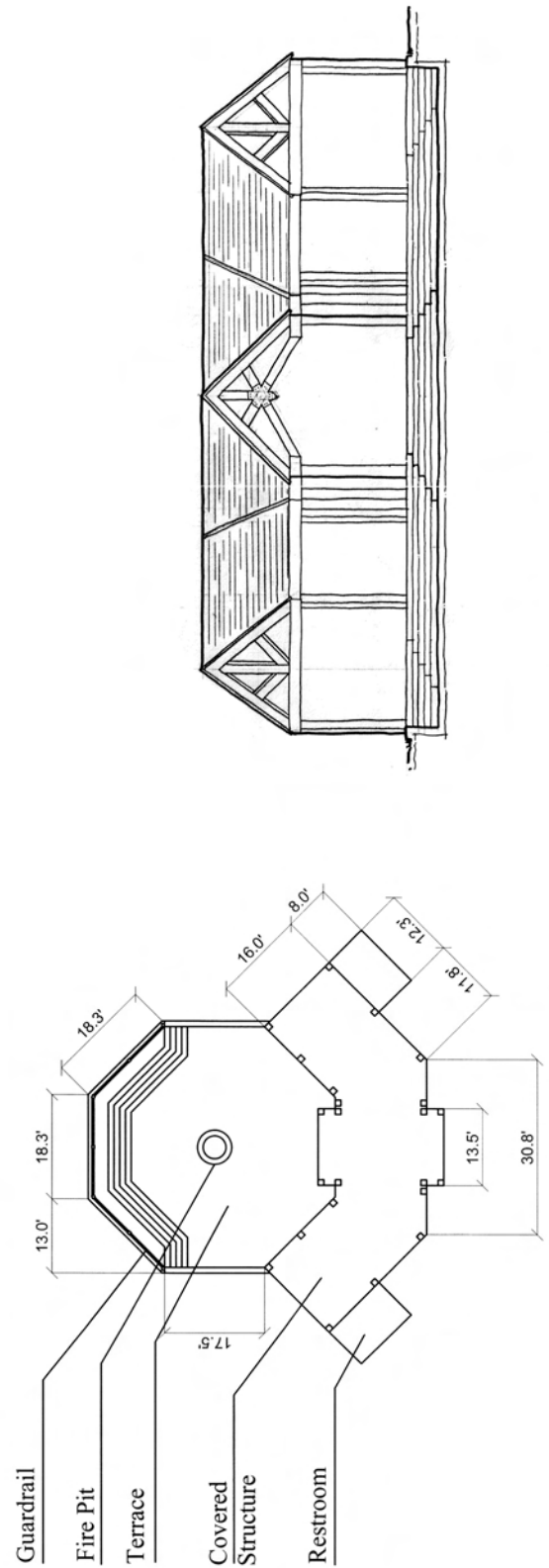
SCALE 1/8" = 1'-0"



PAVILION SECTION

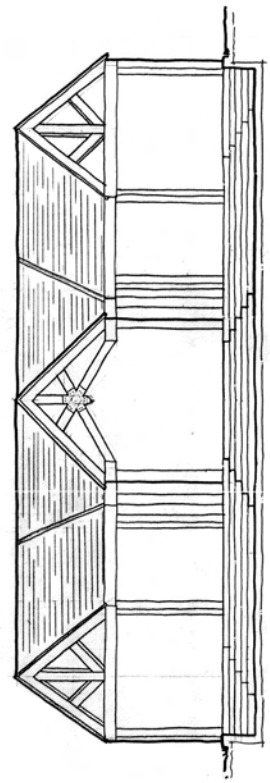
SCALE: 1/4" = 1'-0"

8-1-06-uk



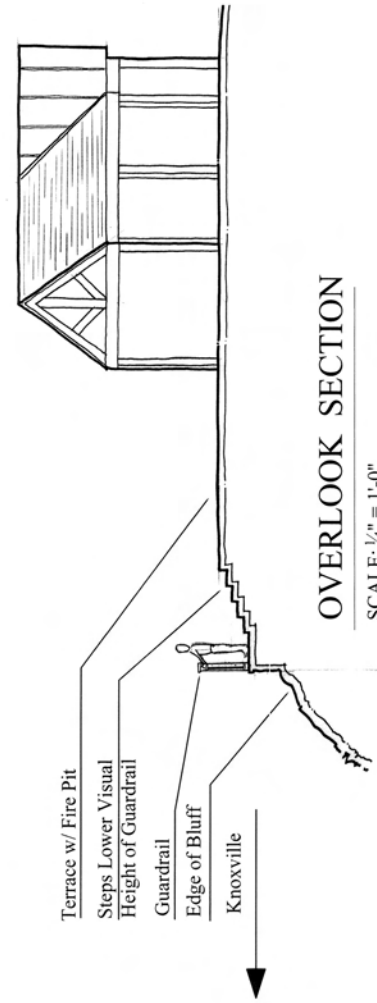
**OVERLOOK PLAN**

SCALE 1/8" = 1'-0"



**OVERLOOK ELEVATION**

SCALE: 1/4" = 1'-0"



**OVERLOOK SECTION**

SCALE: 1/4" = 1'-0"





DATE	DESCRIPTION	BY	CHK

