



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

▶ **FILE #:** 7-B-07-UR

AGENDA ITEM #: 75

AGENDA DATE: 7/12/2007

▶ **APPLICANT:** PAUL WALDSCHLAGER

OWNER(S): PAUL WALDSCHLAGER

TAX ID NUMBER: 46 069 & 069.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Heiskell Rd., northwest of E. Copeland Dr.

▶ **APPX. SIZE OF TRACT:** 7.3 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Heiskell Rd., a minor arterial street with 18' to 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Bullrun & Beaver Creeks

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Residential condominiums

3.97

HISTORY OF ZONING: This property was rezoned to PR in February of 2007 (2-K-07-RZ/2-B-07-SP)

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural & PR (Planned Residential)

South: Residences / A (Agricultural)

East: Residences / A (Agricultural) & RA (Low Density Residential)

West: Residences / A (Agricultural) & RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area has developed with low density residential uses under the A and RA zoning districts.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 29 residential condominium units in the PR (Planned Residential) zoning district, subject to the following 12 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Conducting a geotechnical study or moving lot 29 out of the required 50' sinkhole buffer, prior to the issuance of a grading permit
5. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
6. Installation of proposed landscaping within six months of the issuance of occupancy permits for each unit, or posting a bond with Knox County Engineering guaranteeing such installation.

7. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
8. As part of the grading plan, certification by the applicant's surveyor that there is the required 400' of sight distance in both directions along Heiskell Rd. at the development's entrance. The bank along Heiskell Rd. may need to be graded in order to achieve adequate sight distance and field verified by Knox County Engineering and Public Works.
9. Place a note on the development plan that all units will have access only to the internal street system.
10. The proposed driveways for lots 10 & 11 and 17 & 18 need to be separated with a green space.
11. Obtaining a variance to reduce the required right-of-way on Heiskell Rd. from 44' to 35' from centerline as part of the final plat.
12. Approval of an administrative subdivision will be required in order to combine parcels 69 and 69.01.

With the conditions noted above, this request meets all criteria for approval of a use on review in the PR zoning district.

COMMENTS:

The applicant is requesting approval of a 29 unit condominium development. The development will access Heiskell Road and have a private interior roadway. There is a significant on-site depression located in the southeast corner of the property. The applicant will not be allowed to build within 50' of the last closed contour of that depression unless the Tenn. Dept. of Environment and Conservation (TDEC) conducts a geotechnical study and determines that it is not a sinkhole.

Upon field review, sight distance appeared to be an issue. The applicant may be required to grade the bank along Heiskell Rd., near the proposed entrance in order to obtain adequate sight distance. This grading will have to be field verified by the Knox County Department of Engineering and Public Works prior to the issuance of a building permit.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal is more dense compared to the scale and intensity of adjacent development and zoning patterns. However, in terms traffic, the impact will be minimal due to the fact that this development is approximately 800' from the intersection of Heiskell Rd. and Copeland Dr., both of which have sufficient capacity to handle the traffic which will be generated by this development.
3. The proposed condominium development will place minimal additional demand on schools.

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

1. The proposed condominium development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for the site, which is consistent with the proposed 3.97 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 91 (average daily vehicle trips)

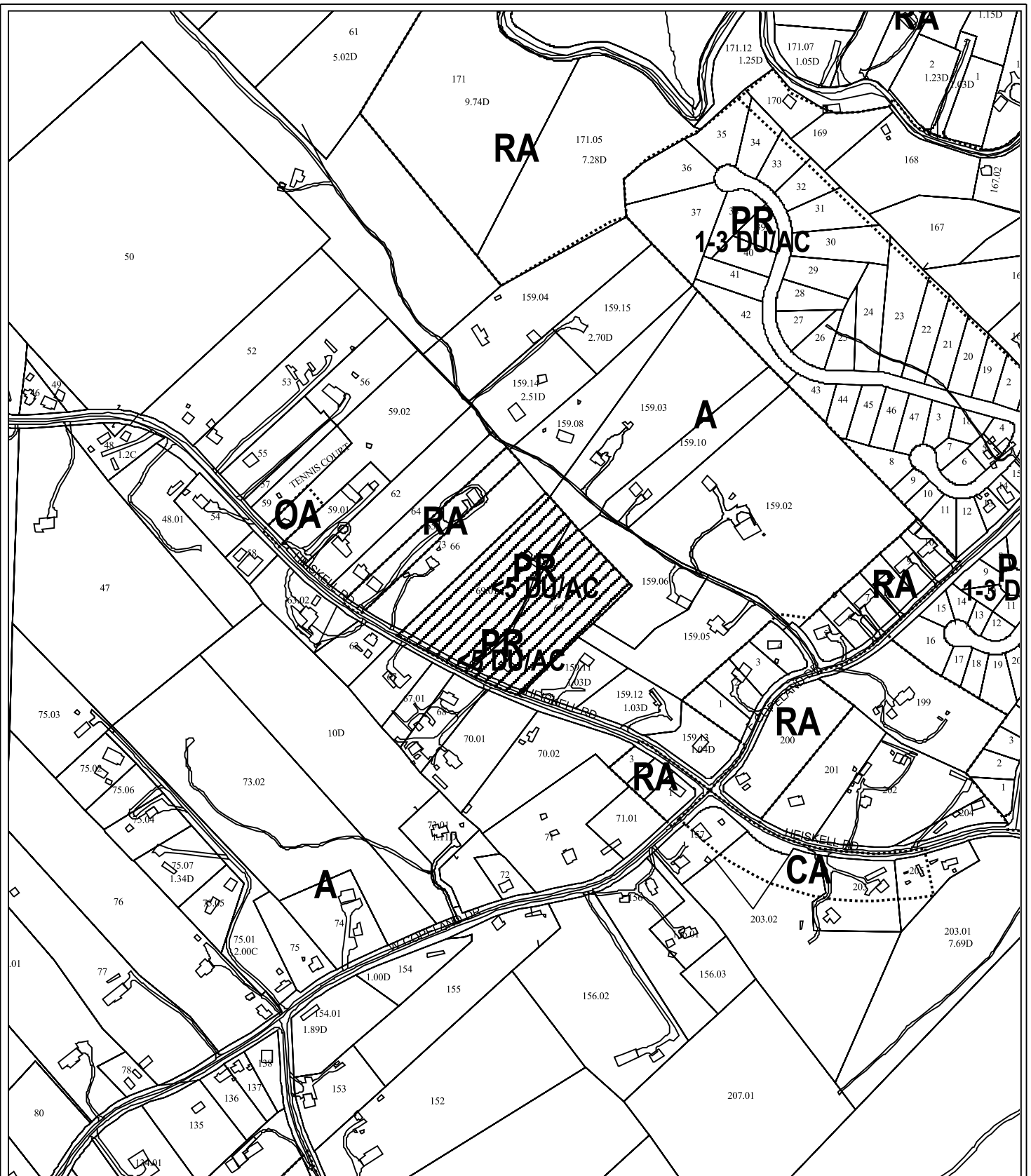
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public and private school children, ages 5-18 years)


Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



7-B-07-UR
 USE ON REVIEW

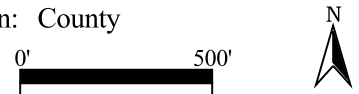
 Condominiums in PR (Planned Residential)

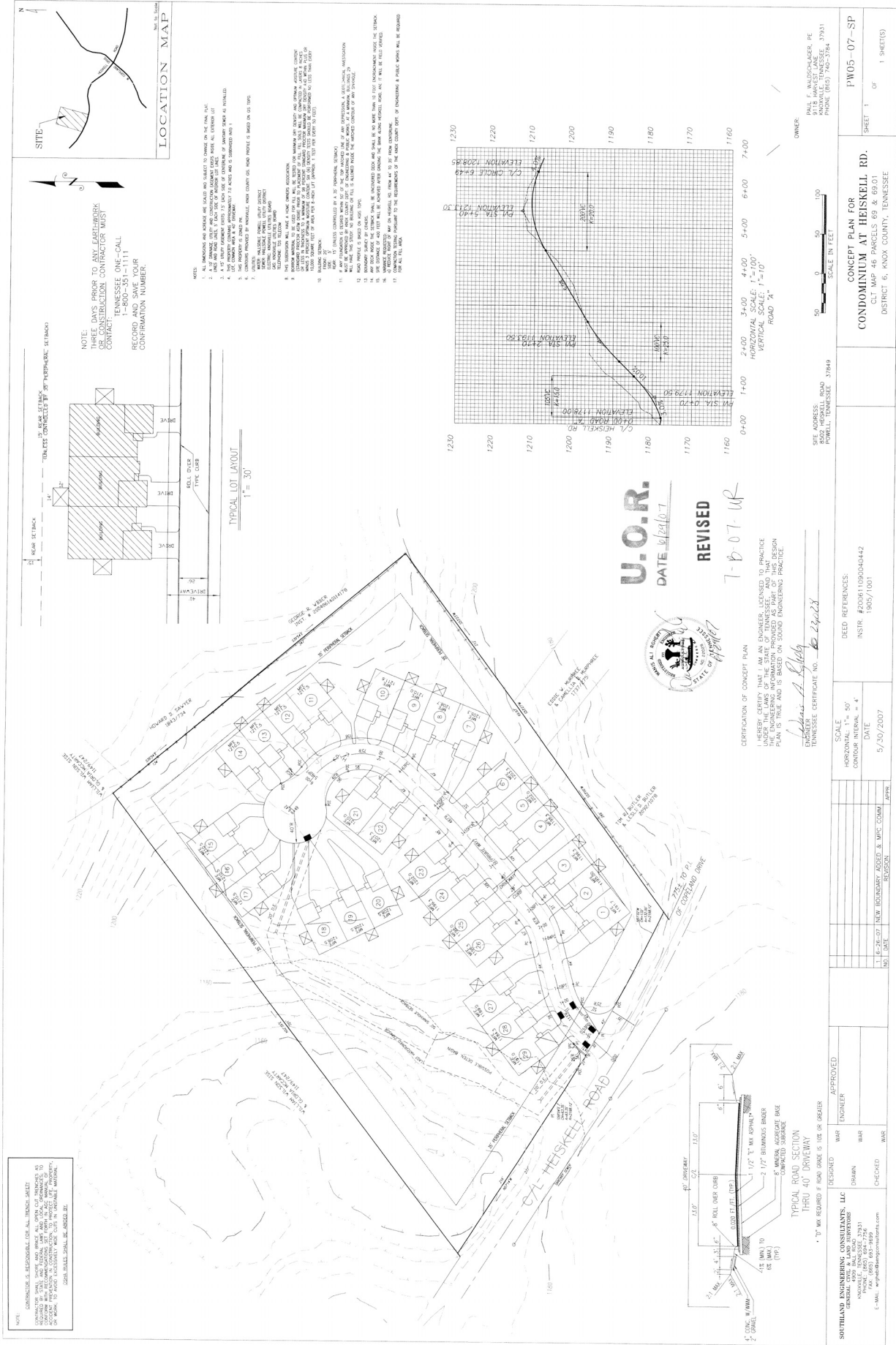
Original Print Date: 06/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Paul Waldschlager

Map No: 46

Jurisdiction: County












NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATIONS. CONTRACTOR SHALL VERIFY ALL OPEN CUT UTILITIES AS SHOWN ON THIS PLAN AND RECORD. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

NOTE: THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL 1-800-351-1111 RECORDED AND SAVE YOUR CONFIRMATION NUMBER.

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SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL OFFICE: 1000 W. BRYAN BOULEVARD MEMPHIS, TN 38117 PHONE: (901) 234-2734 FAX: (901) 234-2735 E-Mail: info@southlandengineers.com		DESIGNED: WAR DRAWN: WAR CHECKED: WAR	APPROVED: WAR ENGINEER: WAR	SCALE: 1/8" = 1'-0" CONTOUR INTERVAL: 4' DATE: 5/30/2007	DEED REFERENCES: INSR. #200611090404442 1805/1001	TENNESSEE CERTIFICATE NO. 24218	CERTIFICATION OF CONCEPT PLAN I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE THE ENGINEERING INFORMATION PROVIDED HEREON, AND THAT THIS PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE. <i>John A. Ely</i> ENGINEER	OWNER: PAUL F. WILSON/SHAGNER PE 8115 HAVENLARK LANE MEMPHIS, TN 38117 PHONE: (901) 740-2734	SITE ADDRESS: ROAD 69 POWELL, TENNESSEE 37849	CONCEPT PLAN FOR CONDOMINIUM AT HEISKELL RD., CLT MAP 46 PARCELS 69 & 69.01 DISTRICT 6, KNOX COUNTY, TENNESSEE	PW05-07-SP SHEET 1 OF 1 SHEET(S)
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LANDSCAPE PLAN FOR
CONDOMINIUMS AT HEISKELL ROAD

-  Ginkgo biloba
-  Eastern White Pine
-  Red Maple
-  Thornless Honeylocust
-  Chinese Dogwood
-  Oakleaf Red Holly
-  Flax hybrid

REVISED
7-8-07-UR
U.O.R.
DATE

