

▶ **FILE #:** 3-F-07-UR

AGENDA ITEM #: 80

AGENDA DATE: 3/8/2007

▶ **APPLICANT:** WV APARTMENTS, LTD.

OWNER(S): WV APARTMENTS, LTD.

TAX ID NUMBER: 80 L E 018.01 & 18.02

JURISDICTION: City Council District 3

▶ **LOCATION:** East side of Wilson Rd., southeast of I-640

▶ **APPX. SIZE OF TRACT:** 8.26 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via an auto access easement with 45' of right of way from Wilson Rd., a major collector street with 50' of right of way and 27' of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 72 Apartment Units

DENSITY PROPOSED: 8.7 du/ac

HISTORY OF ZONING: A use-on-review was approved in May of 2004 (5-D-04-UR)

SURROUNDING LAND USE AND ZONING: North: Vacant land / RP-1 (Planned Residential)

South: Apartments / RP-1 (Planned Residential)

East: Residences / R-2 (General Residential)

West: Apartments / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The east side of Wilson Rd. in this area, just south of I-640, has been developed with multi-family residential apartment complexes under RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 72 multi-family residential apartment units in the RP-1 zoning district, subject to 7 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining an off-site drainage easement if so required by the Knoxville Department of Engineering.
4. Approval of a subdivision plat combining existing parcels into one development tract and meeting all other applicable subdivision requirements.
5. Connecting the development to sanitary sewer, as well as meeting any other applicable requirements of the Knox County Health Department.
6. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the project.

7. Meeting all requirements of the City of Knoxville Arborist.

With the conditions noted above, this request meets all requirements for approval in the RP-1 zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a 72-unit apartment complex on the subject property, consisting of 4 one bedroom units, 56 two bedroom units and 12 three bedroom units in 3 two to three story buildings. Proposed access to the property is by way of a recorded auto access easement through the adjacent property to the west (Gables Apts.), leading to Wilson Rd. In May of 2004, a use on review was approved for a 72-unit apartment development (5-D-04-UR) for this site. Despite the fact that the same number of units are being proposed (72), the applicant was required to submit another use on review request for this site since an additional parcel is being included and the location of the buildings has changed. Since the development is proposed to be constructed on two parcels, approval of a subdivision plat that combines the existing parcels into one development tract will be required.

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

1. Public water and sewer utilities are in place to serve this proposed development.
2. The 72 apartment units proposed would add about 576 vehicle trips per day to the street system and about 38 children under the age of 18 to area schools.
3. The proposed development is compatible with the scale and intensity of the other apartment development in the area.

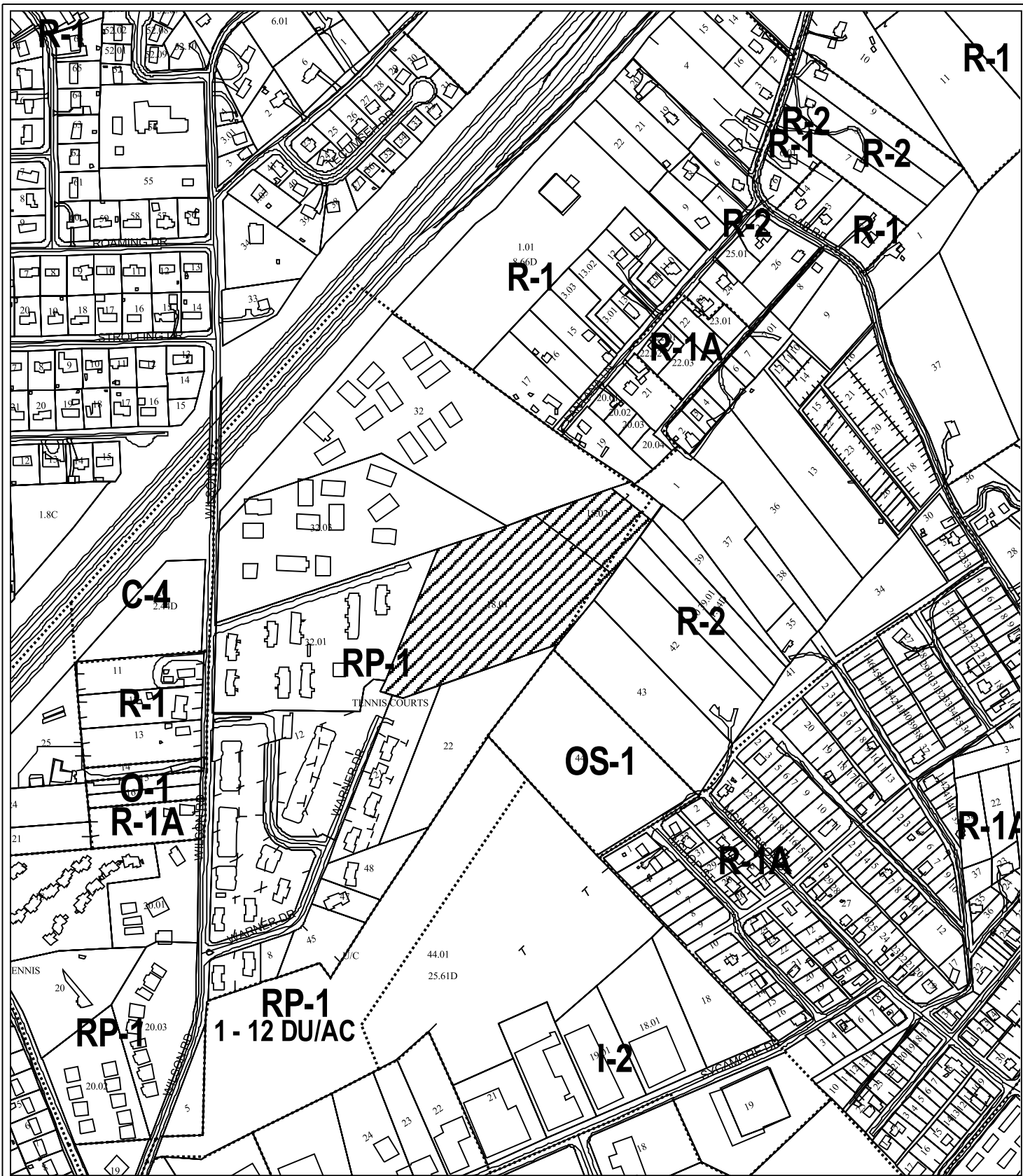
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal is consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. 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 City of Knoxville One Year Plan, proposes medium density residential uses for this site, consistent with the proposal.
2. The Central City Sector Plan proposes medium density residential uses for most of the site, with low density residential on a portion.
3. The proposed development density of 8.7 du/ac is at the lower end of the 6 to 24 du/ac density range allowable under the One Year Plan's medium density residential 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.



3-F-07-UR
USE ON REVIEW

 72 Apartment Units in RP-1 (Planned Residential)

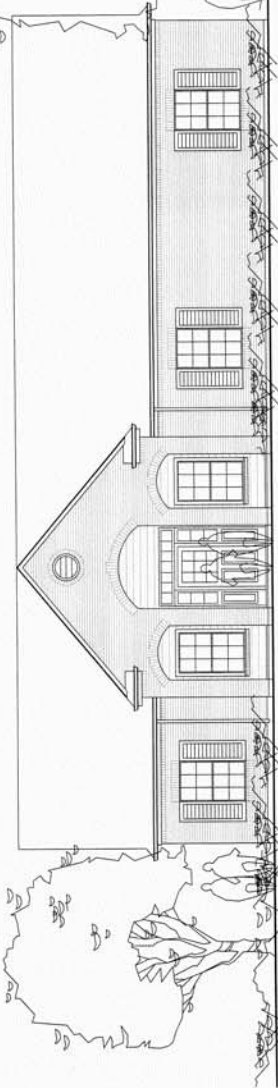
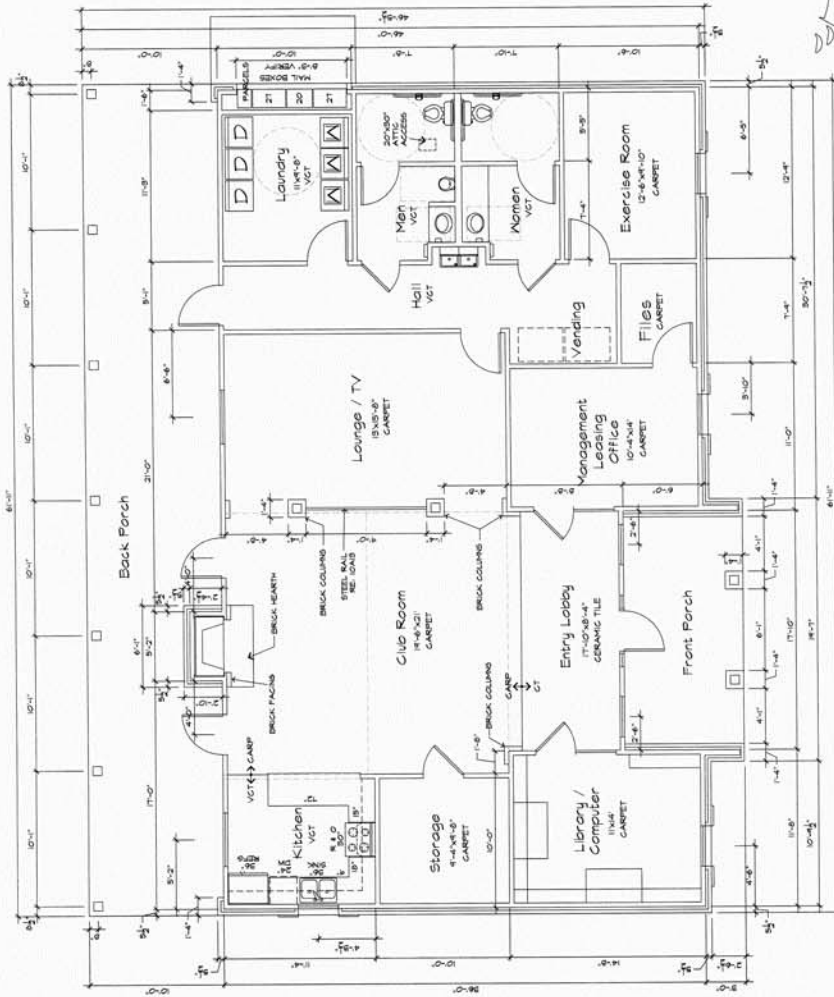
Original Print Date: 02/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: WV Apartments, LTD.

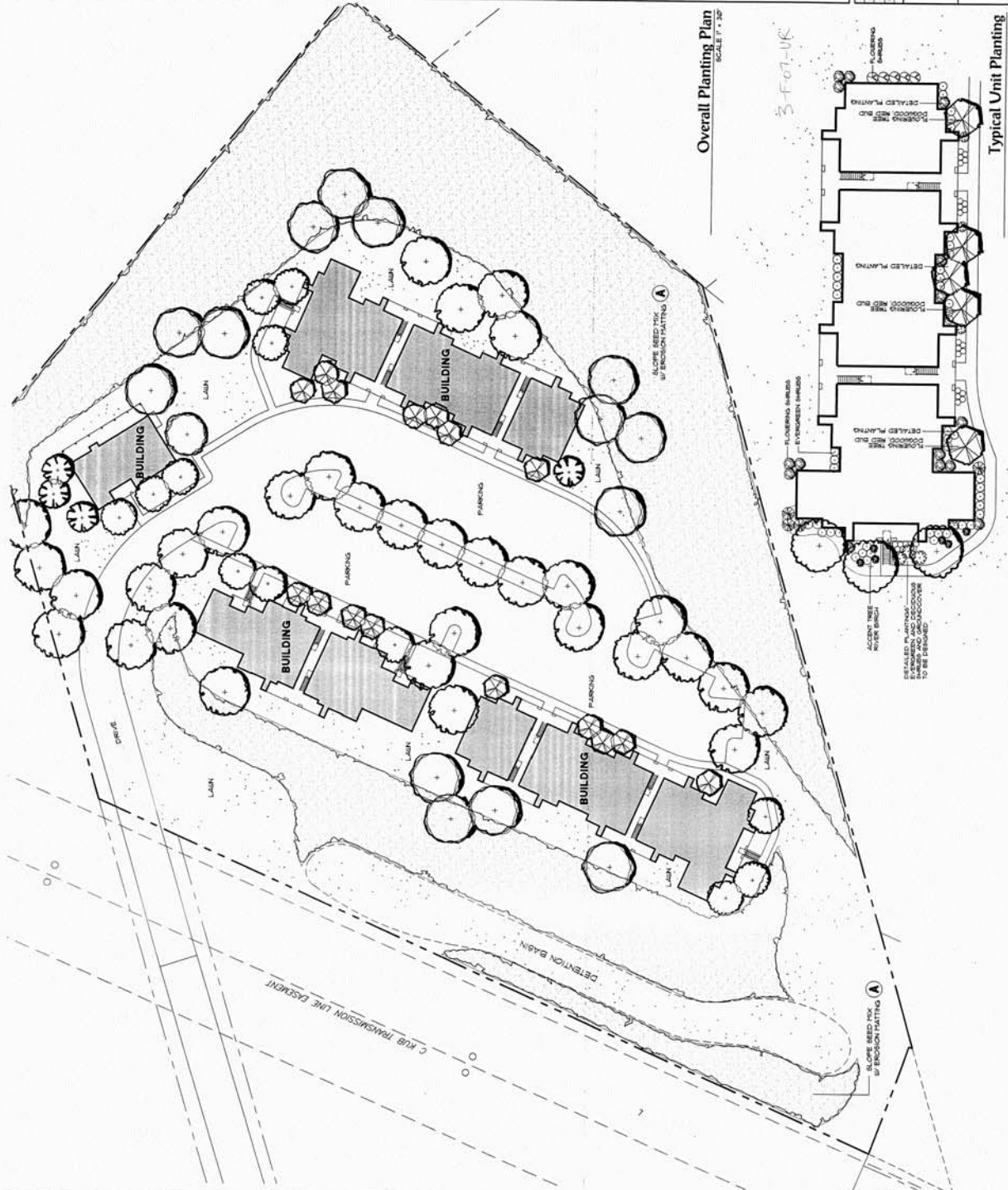
Map No: 80

Jurisdiction: City





© Copyright 2004 Gary L. Hill, architect
 The owner shall be permitted to make copies of this drawing for their own use, including reproduction of the drawing for their own use, provided that the drawing is not to be used for any other project or for any other purpose without the written consent of the architect.
 The architect's design, specifications and other documents shall not be used for any other project or for any other purpose without the written consent of the architect.



LEGEND

- RED MAPLE OAK
- NYCADORE
- SOUTHERN MAGNOLIA
- RIVER BIRCH
- FLOWERING BIRCH
- RED BUD DOGWOOD

SLOPE SEED MIX w/ EROSION MATTING
 SEE SPECIFICATION BELOW

- (A) SLOPE SEED MIX w/ EROSION MATTING** (ALL SLOPES 1:1 OR GREATER)
1. ACCENT THE SLOPE WITH THE SEED MIX OR CHESTNUT SOIL TO
 2. 3" TO 5" FERTILIZER (SEE SPECIFICATION) AND PER A SOIL TEST OR AT A RATE
 3. 100 LBS PER 1000 SQ FT.
 4. 100 LBS PER 1000 SQ FT.
 5. 100 LBS PER 1000 SQ FT.
 6. 100 LBS PER 1000 SQ FT.
 7. 100 LBS PER 1000 SQ FT.
 8. 100 LBS PER 1000 SQ FT.
 9. 100 LBS PER 1000 SQ FT.
 10. 100 LBS PER 1000 SQ FT.

LANDSCAPE REQUIREMENTS

ITEM	REQUIRED	PROHIBITED
1. ALL TREES	NO TREES	NO TREES

SEE SPECIFICATION FOR THE REQUIREMENTS OF THIS ARTICLE
 AND THE REQUIREMENTS OF THE CITY OF KNOXVILLE. THE CITY OF KNOXVILLE
 HAS A PROHIBITION ON THE USE OF CHEMICALS ON PUBLIC PROPERTY. THE
 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 AND APPROVALS FROM THE CITY OF KNOXVILLE TO PROVIDE
 PROTECTIVE MEASURES FOR THE EXISTING UTILITIES AND STRUCTURES.

