



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

▶ **FILE #:** 9-N-07-UR

**AGENDA ITEM #:** 92

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** **WOODLANDS OF KNOXVILLE, LLC.**

**OWNER(S):** WOODLANDS OF KNOXVILLE, LLC.

**TAX ID NUMBER:** 108 008.01

**JURISDICTION:** County Commission District 9

▶ **LOCATION:** **Southeast side of Cherokee Trl., northeast of Candora Rd.**

▶ **APPX. SIZE OF TRACT:** **2.2 acres**

**SECTOR PLAN:** South City

**GROWTH POLICY PLAN:** Urban Growth Area

**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

**WATERSHED:** Goose Creek

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Water Storage Tank**

**HISTORY OF ZONING:** Knox County Commission approved a plan amendment to MDR and a rezoning to PR at 1-8 du/ac on September 27, 2004.

**SURROUNDING LAND USE AND ZONING:** North: Student housing development and vacant land / RP-1 (Planned Residential)

South: Vacant land / RP-1 (Planned Residential)

East: Residence / R-1 (Low Density Residential)

West: Vacant land / PR (Planned Residential)

**NEIGHBORHOOD CONTEXT:** This site which is located on the south side of Cherokee Trail and east of UT Hospital is in an area that has a mix of multi-family, low density residential and vacant land areas.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a 500,000 gallon/180' high elevated water tank as shown on the development plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Revising the development plan to show the driveway access with a minimum depth of at least 22' from the edge of pavement of Cherokee Trail to the gate of the fenced enclosure.
3. Providing a type "A" landscape screen (see attachment) along the northeast property line with the adjoining residence for an 80' depth of the right-of-way of Cherokee Trail. Installation of the landscape screen shall be within six months from the completion of the water tank.

4. Allowing for co-location of telecommunication antenna arrays on the water tank. Ground equipment to support the telecommunication antenna are subject to review and approval by Planning Commission and Knox County Department of Engineering & Public Works Staff.
5. Meeting all applicable requirements of the Knox County Department of Engineering & Public Works.
6. Any further use of this 2.2 acre tract (that was shown as dedicated open space on the use-on-review approval for the Woodlands of Knoxville) for a use other than common open space shall require documentation from the developer that residential density at 8 du/ac has been transferred from other portions of the development.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

#### **COMMENTS:**

The applicant is proposing to construct a 500,000 gallon elevated water tank on this 2.2 acre tract that will be part of the KUB Cherokee Trail water system improvement project. The proposed 180' high water tank will have a water level between 133' to 170' in order to provide the water pressure needed for fire protection for the existing and proposed student housing developments in the area. The water tank site will have a single access drive from Cherokee Trail. Staff is recommending a condition that the development plan be revised to show the driveway access with a minimum depth of at least 22' from the edge of pavement of Cherokee Trail to the gate of the fenced enclosure. To reduce the impact on the residence located along the northeast property line, Staff is recommending the planting of a type "A" landscape screen along the property line.

With a proposed height of 180', Staff is also recommending that KUB allow for co-location of telecommunication antenna arrays on the water tank. Ground equipment to support the telecommunication antenna would be subject to review and approval by Planning Commission and Knox County Department of Engineering & Public Works Staff.

The proposed water tank will be located on a tract of land that was shown as dedicated open space on the use-on-review approval for the Woodlands of Knoxville student housing development. The residential density of 8 du/ac that was allowed under the PR zoning was transferred from this property to the student housing development site located on the west side of Candora Rd. The acreage that will be utilized for the tower site will be off-set by the density that would be allowed under the RA zoned property that is located on the west end of the student housing development. This area was not used for density calculations for the project. Any further use of the 2.2 acre tract for a use other than common open space shall require documentation from the developer that residential density at 8 du/ac has been transferred from other portions of the development.

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

1. The proposed water tank will improve the Public water system in the area and provide the water pressure needed for fire protection.
2. By allowing co-location of telecommunication antenna arrays on the water tank, an alternative to constructing new telecommunication towers in the area will be available.

#### **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 PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed water tank 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 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 and unsuitable environment for the proposed use.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The South City Sector Plan proposes medium density residential uses and slope protection for the site. The water tank site has been located closer to the street to reduce impact to the steeper slopes along the south side of the property. The development as proposed complies with the Sector Plan and the PR zoning of the

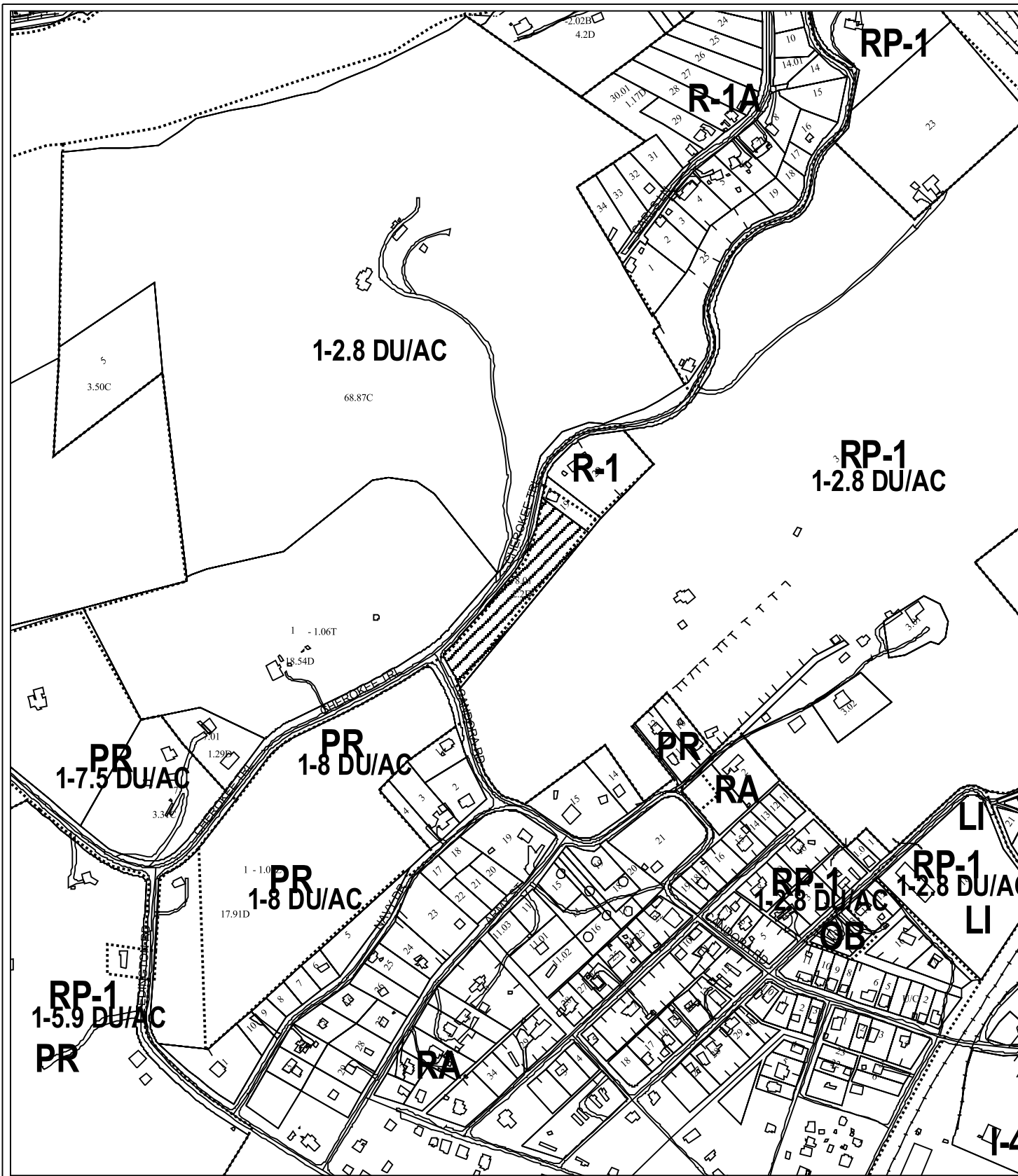
site.

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


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



9-N-07-UR  
 USE ON REVIEW

 Water Storage Tank in PR (Planned Residential)

Original Print Date: 08/28/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

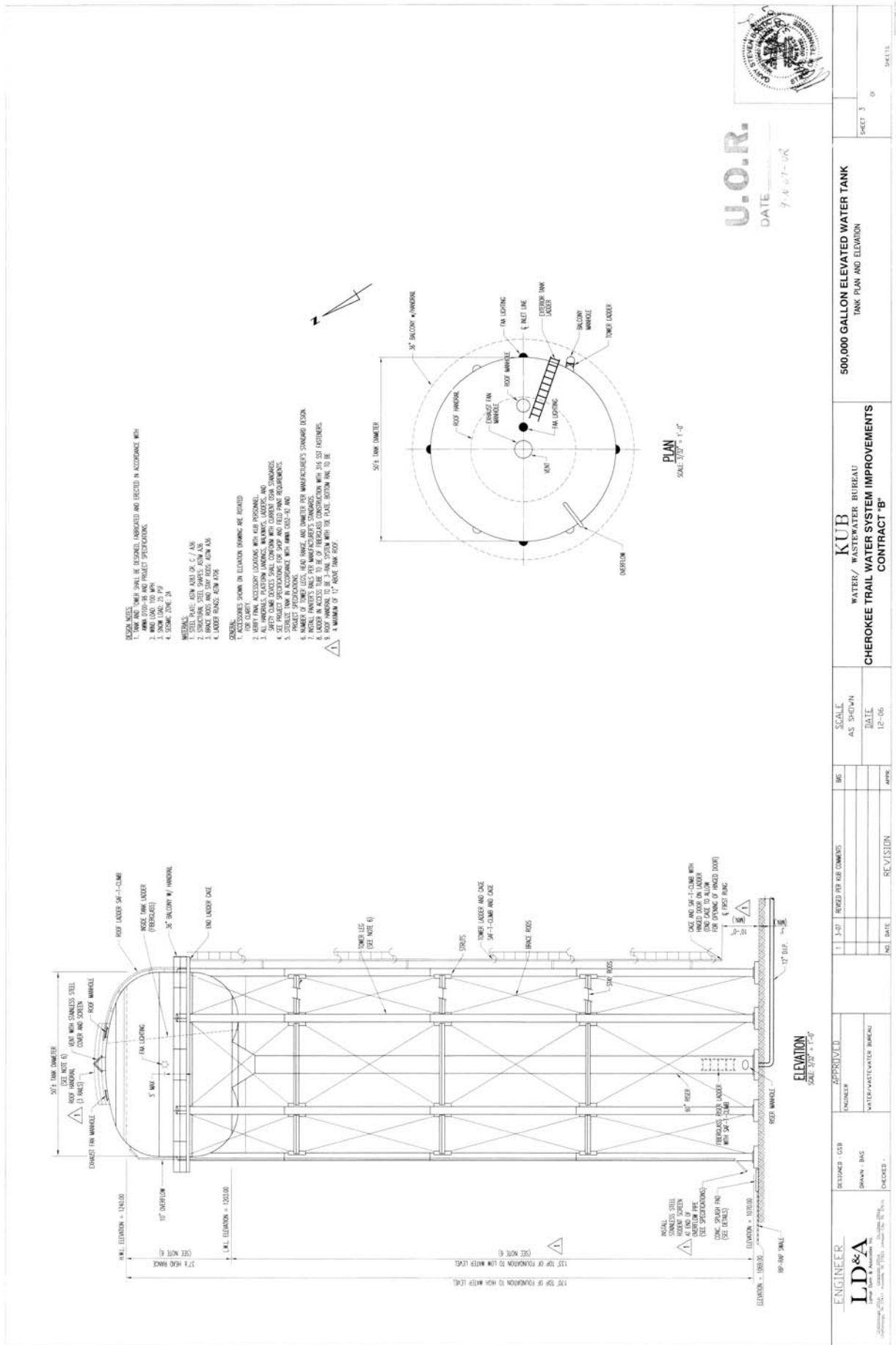
Petitioner: Woodlands of Knoxville, LLC

Map No: 108

Jurisdiction: County







**U.O.R.**  
DATE 9-6-07-UR



SHEET 3 OF 3

500,000 GALLON ELEVATED WATER TANK  
TANK PLAN AND ELEVATION

**KUB**  
WATER/WASTEWATER BUREAU  
CHEROKEE TRAIL WATER SYSTEM IMPROVEMENTS  
CONTRACT 'B'

SCALE AS SHOWN  
DATE 12-06

APPROVED

REVISION

NO. DATE

APPROVED  
ENGINEER  
WATER/WASTEWATER BUREAU

DESIGNED  
BY  
CHECKED

**LD&A**  
ENGINEER

12000 W. 11th Street, Suite 100, Overland Park, KS 66211  
913.666.1100

# GUIDELINES LANDSCAPE SCREENING

## DESIGN

### Type "A" Screen: Dense

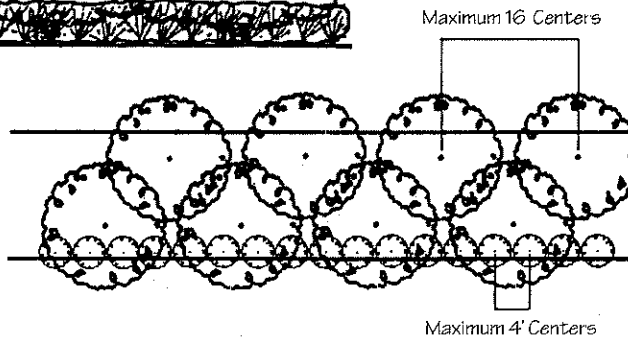
**APPROPRIATE LOCATION:** Boundaries of commercial and industrial developments adjoining residential areas

**NOTE:** Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft high continuous dense evergreen hedge, fence, wall or earth berm

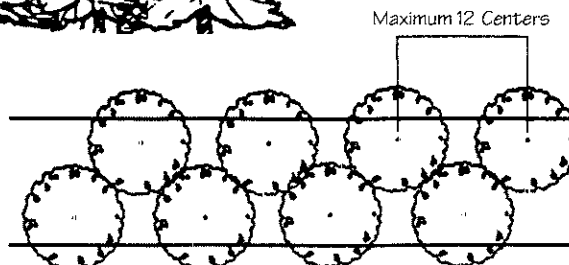
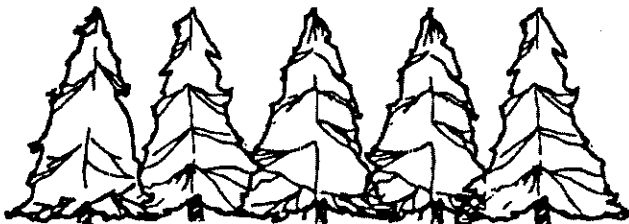
TREE HEIGHT  
Installed: 8 ft.  
Mature: 40 ft.

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



- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT  
Installed: 8 ft.  
Mature: 30 ft.



#### 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.

#### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

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