



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

▶ **FILE #:** 2-H-08-UR

AGENDA ITEM #: 82

AGENDA DATE: 2/14/2008

▶ **APPLICANT:** THE VILLAGE AT CHILHOWEE HILLS

OWNER(S):

TAX ID NUMBER: 71 I C 00801 & 028 071 IB 019

JURISDICTION: City Council District 6

▶ **LOCATION:** North side of Asheville Hwy., East end of Eastburn Dr.,

▶ **APPX. SIZE OF TRACT:** 43.63 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Asheville Hwy., a four lane arterial street. Additional access will be from Eastburn Dr., a local street with a pavement width of 18' - 19' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** Church, assisted living facility and vacant land

▶ **PROPOSED USE:** Attached and detached residential development

6.12 du/ac

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Interstate 40 / RP-1 residential and I-3 industrial

South: Church & assisted living facility / RP-1 residential

East: Detached and attached residential / R-1EN and R-2 residential

West: Detached residential / R-1A residential

NEIGHBORHOOD CONTEXT: The site contains approximately 43.6 acres. The proposed project will occupy a portion of the property owned by Chilhowee Hills Baptist Church. Residential development is in place on the east and west sides of the site. Asheville Hwy. will provide the primary access the property. Numerous commercial uses are in place along that roadway.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 194 attached and detached dwellings 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 City Engineer.
3. Meeting all applicable requirements of the Knoxville City Arborist.
4. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
5. Installation of landscaping, including the tree buffer, as shown on the development plan within six months of

the issuance of the first occupancy permit for this project.

6. Obtaining a street connection permit from the Tenn. Dept. of Transportation.

7. Upgrade the existing church driveway from Asheville Hwy. to the site so that it will meet the standards of a public street with regard to horizontal and vertical alignment. Improve the grade at the Asheville Hwy. entrance to be no more than 3%. Establish this driveway as a joint permanent easement.

8. Constructing and dedication of a cul de sac on the end of Eastburn Dr. that meets the current City standards. Constructing a gated entrance out of the cul de sac. This gate is to remain closed at all times and access being limited to the residents of the senior housing project

9. Prior to commencing any grading on this project, review and approval of a subdivision plat by MPC separating the 43.6 acre senior housing site from the remainder of the church campus. This plat will also establish a 40' wide joint permanent easement across the church property and note that all access will be via Asheville Hwy and the proposed easement.

10. A revised site plan must be submitted to MPC staff prior to issuance of any building or grading permits.

With the 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:

Staff met with the representatives of the Chilhowee Hills Baptist Church in late 2001 to discuss plans for the future development of the Church's campus. At that time various uses were proposed for portions of the campus. Assisted living facilities, "senior" housing, recreational facilities, an elementary school and church expansion were all proposed on the master plan. The assisted living facility and the school are in place. A private developer, with the church providing the land, is now ready to develop the senior living facility. The project will consist of 194 independent living units. The majority of the units will be constructed in duplex or four plex builds. Sixty of the units will be located in three midrise buildings.

The development plan proposes a new joint permanent easement which will function as a roadway and will serve as access to this facility, the church as well as any future development on the Church campus. When staff met with the church representatives in 2001, we strongly discouraged access to Eastburn Dr. because we did not want to introduce cut through traffic into this stable residential area. Now that the campus is beginning to develop, we believe that the connection Eastburn Dr. via a gated entrance will provide a second access that will facilitate emergency response and provide an alternative access to the residents of the senior housing development. Staff will require that the easement meet the design standards for a public road which include a pavement width of 26' with curbs. Since it will be a joint permanent easement a right-of-way width of 40' will be permitted. The entrance at Asheville Hwy. have to be reworked to meet the minimum standards of the Tenn. Dept. of Transportation and the city of Knoxville for intersecting streets.

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 the site.
2. The proposal will have a minimal impact on the street and school systems.
3. The proposed senior living facility is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the RP-1 zoning district.
2. The proposed senior living facility is consistent with the general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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. 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

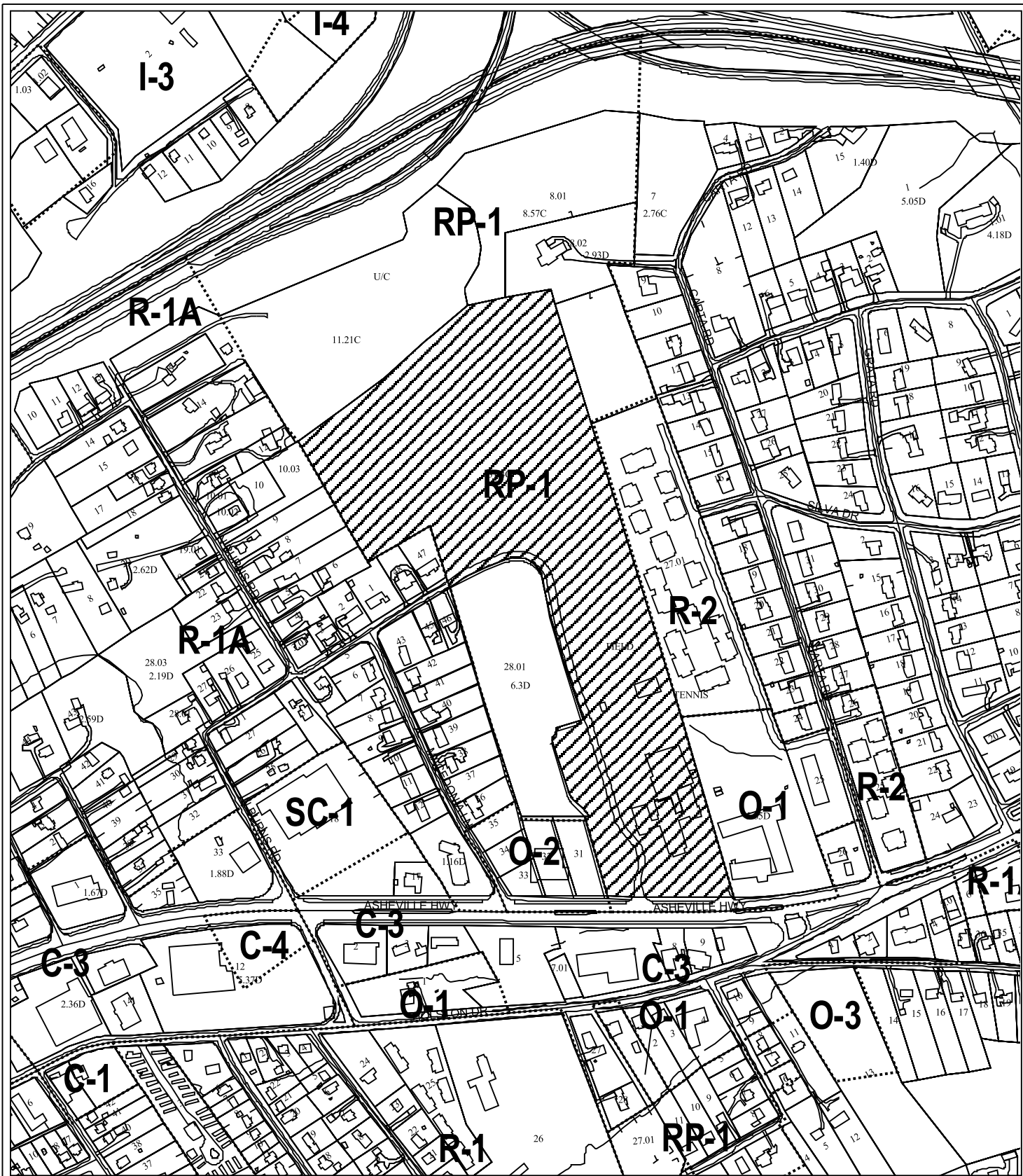
1. Both the City of Knoxville One Year Plan and the East City Sector Plan propose medium density uses for the site.

ESTIMATED TRAFFIC IMPACT 1723 (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: Not applicable.

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.



**2-H-08-UR
USE ON REVIEW**



Attached and detached residential development in RP-1 (Planned Residential)

Original Print Date: 01/28/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: The Village at Chilhowee Hills

Map No: 71

Jurisdiction: City





2-4-08-AR

31 January 2008

Subject: Age Restriction Covenants for The Village at Chilhowee Hills

To whom it may concern,

The Village at Chilhowee Hills will be an age restricted community geared towards the Fifty-Plus market. In our condominium documents we will age restrict the property as follows:

One owner-resident of each individual unit shall be at least fifty(50) years of age. There will be no children under the age of eighteen(18) in residence for more than fourteen(14) consecutive days

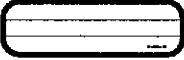
Of course this will be couched in a plethora of legal terms, but the language above is what we have communicated to our attorney team. Should you have any questions, please do not hesitate to call me at any time to seek answers that may arise around this project.

Regards,

A handwritten signature in black ink, appearing to read "Ross Everett".

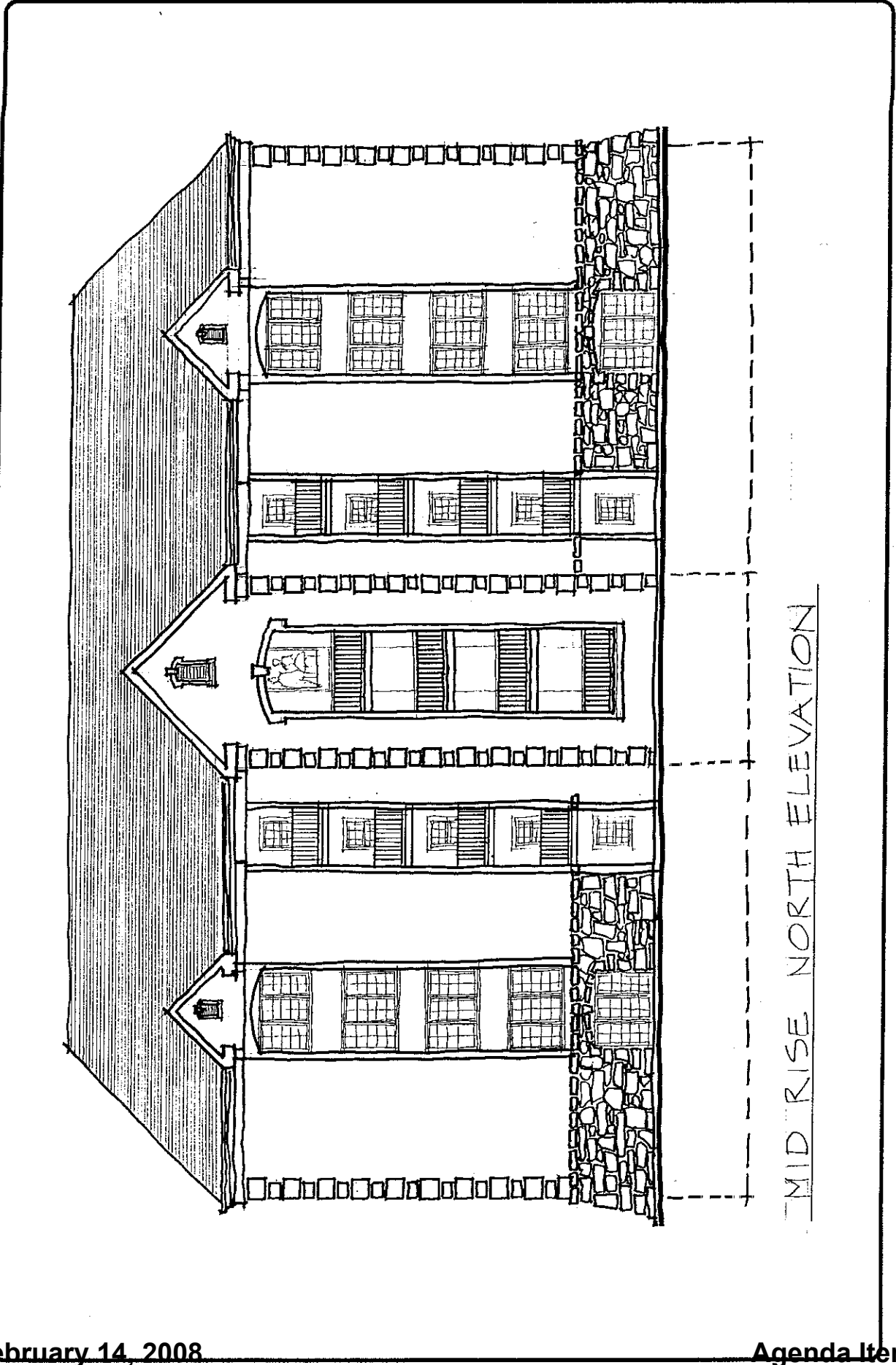
Ross Everett, Principal

RWE/jm



WILLIAM S. DENTON & ASSOCIATES
 ARCHITECTS
 PLANNERS
 807 WEST FIRST NORTH STREET, MORRISTOWN, TENNESSEE 37841 (423) 587-8892

CHILHOWEE HILLS VILLAGE
 ASHEVILLE HIGHWAY + KNOXVILLE, TN.



MID RISE NORTH ELEVATION

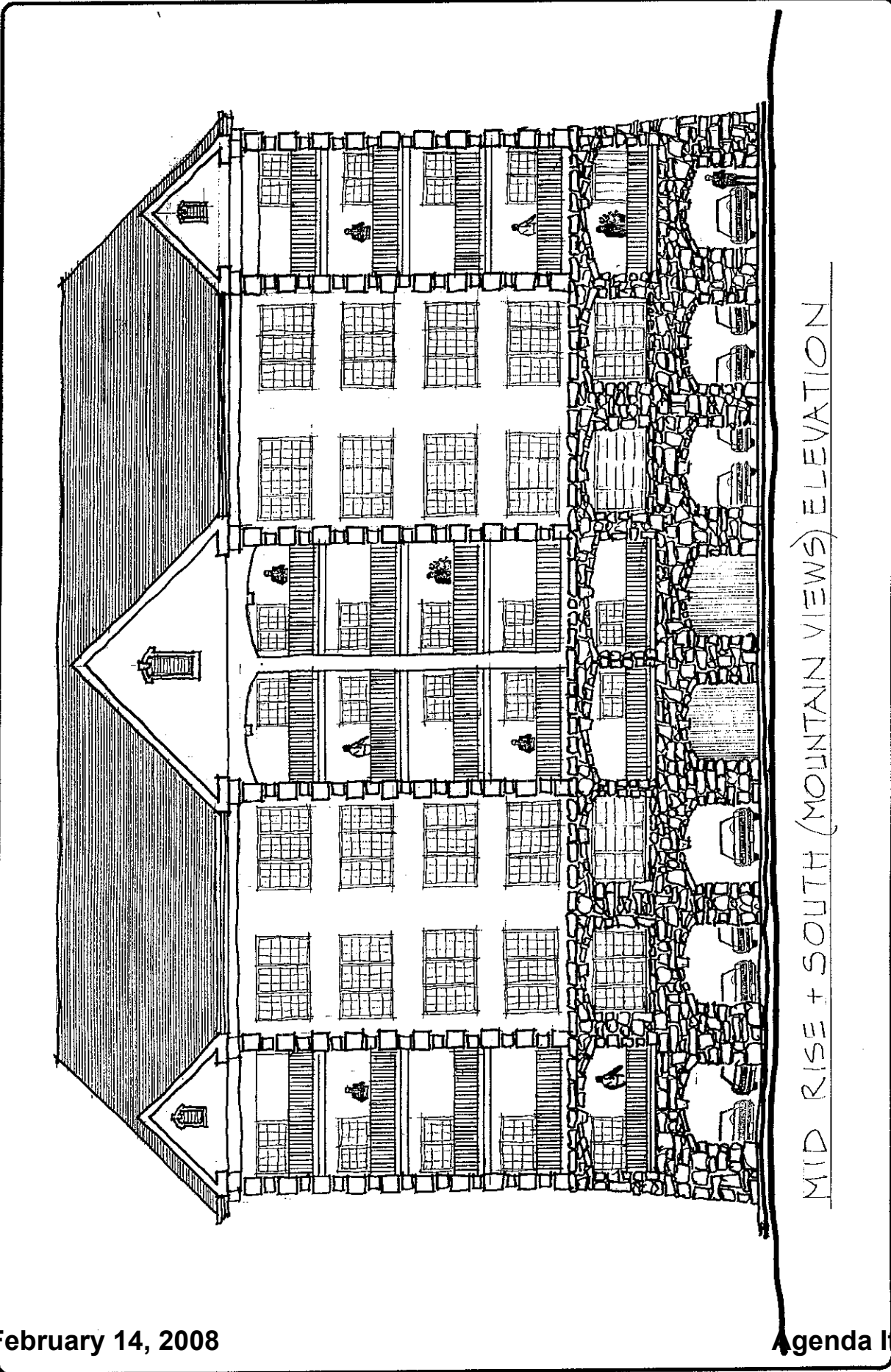
2-11-08-AR

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WILLIAM S. DENTON & ASSOCIATES
 ARCHITECTS
 807 WEST FIRST NORTH STREET, MEMPHIS, TENNESSEE 38104
 PHONE: (901) 527-8882

CHILHOWEE HILLS VILLAGE
 KNOXVILLE HIGHWAY + KNOXVILLE, TN.

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MID RISE + SOUTH (MOUNTAIN VIEWS) ELEVATION

2-A-08-ur



- Proposed Development Information**
- 134 QUAD HOME UNITS
 - 60 MIDRISE HOME UNITS
 - 194 TOTAL UNITS
 - 43.6 ACRES
 - RP-1 CURRENT ZONING
 - PROPOSED ROADS
 - PRIVATE W/ THE EXCEPTION OF THE TWO ENTRANCE ROADS (RD2 & 25)
 - JOINT PERMANENT EASEMENTS

- Proposed Improvements**
- CLUB HOUSE
 - SWIMMING POOL
 - WALK PATH AROUND DEVELOPMENT
 - GREENWAYS
 - TWO PONDS WITH WATERFALL



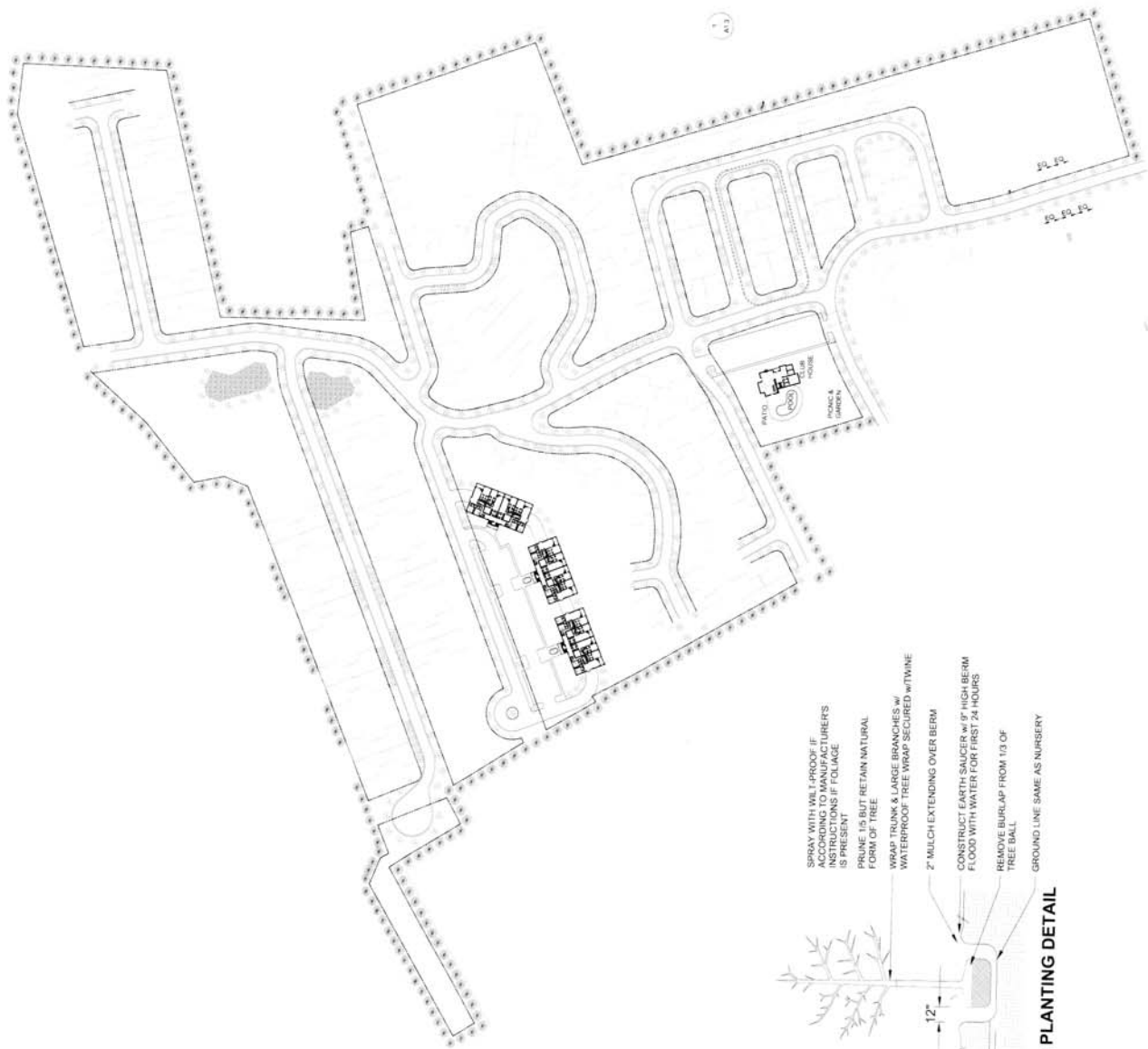
The Village at Chilowee Hills
 4615 Asheville HWY
 Knoxville, TN 37914
 Phone: 865 524 8177



DSH & Associates, LLC
 an Engineering/Construction Company
 12828 Stahl Drive
 Knoxville, TN 37922
 Phone: 865-755-8066

CONCEPT DIAN

DRAWN	DATE	For Review Only
DSH	2/3/08	PARCEL ID
APPROVED	DATE	0711028
CM	2/3/08	
SCALE	SHEET	PROJECT NO.
1" = 100'	1 of 1	CHILOWEE HILLS



2-H-08-UR

EVERGREEN PALM TREE LOCATED WITHIN

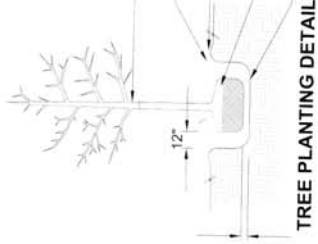
RECORDS WITH BENCH STREET TREES
OF SET WERE POSSIBLE

1
A1.2



LANDSCAPE PLAN

- SPRAY WITH WILT-PROOF IF ACCORDING TO MANUFACTURER'S DIRECTIONS IF FOLIAGE IS PRESENT
- PRUNE 1/3, BUT RETAIN NATURAL FORM OF TREE
- WRAP TRUNK & LARGE BRANCHES w/ WATERPROOF TREE WRAP SECURED w/TWINE
- 2" MULCH EXTENDING OVER BERM
- CONSTRUCT EARTH SAUCER w/ 12" BERM FLOOD WITH WATER FOR FIRST 24 HOURS
- REMOVE BURGLAP FROM 1/3 OF TREE BALL
- GROUND LINE SAME AS NURSERY



TREE PLANTING DETAIL



WILLIAM S. DENTON & ASSOCIATES
 ARCHITECTS DESIGNERS PLANNERS INTERIOR DESIGNERS
 807 WEST FIRST NORTH STREET, BOWENSTON, TENNESSEE 37142 (615) 267-1862

CHILHOWEE HILLS VILLAGE
 ASHEVILLE HWY. KNOXVILLE, TENNESSEE

PROJECT NO. 22-4-08-1-R
 DATE: 02/14/08
 SCALE: 1/8" = 1'-0"
 SHEET: A4.2

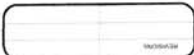
1 FRONT ELEVATION CLUB HOUSE
SCALE: 1/8" = 1'-0"

22-4-08-1-R

**PRELIMINARY
 NO FOR
 CONSTRUCTION**

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2 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



WILLIAM S. DENTON & ASSOCIATES
 ARCHITECTS - INTERIORS
 807 WEST FIRST NORTH STREET, KNOXSTOWN, TENNESSEE 37914 (423) 867-1962

CHILHOWEE HILLS VILLAGE
 ASHVILLE HWY KNOXVILLE, TENNESSEE

DATE: 2-14-08
 DRAWN BY: J. DENTON
 CHECKED BY: J. DENTON
 SHEET: A6.1

FRONT ELEVATION - 3 BEDROOM

FRONT ELEVATION - 2 BEDROOM

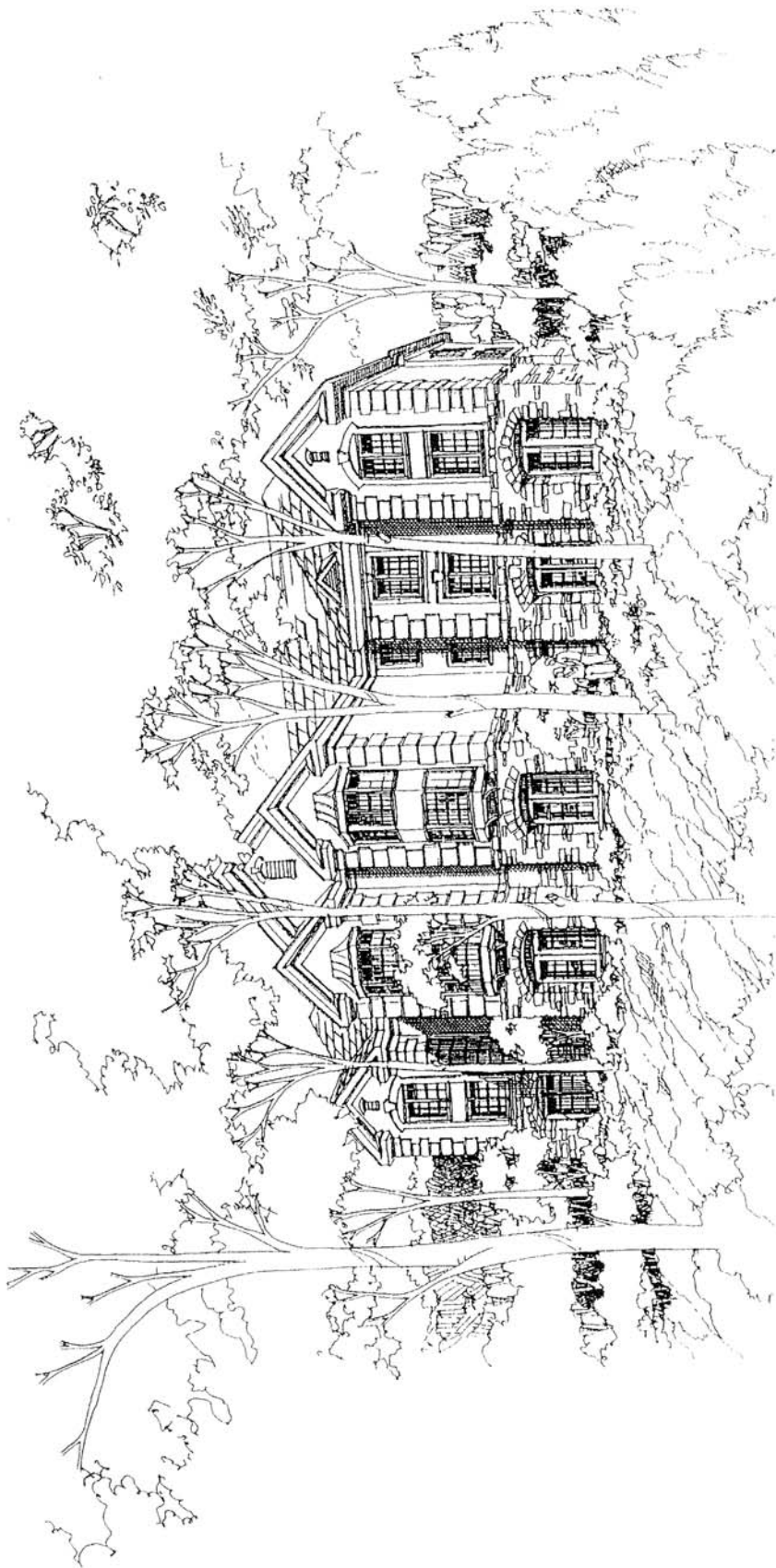
FRONT ELEVATION - 2 STORY

FRONT ELEVATION - 2 BEDROOM

2-14-08-UR
 U.S.O.R.
 DATE

PRELIMINARY
 NO PERMITS
 FOR CONSTRUCTION

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2-H-084R

MEMORANDUM

DATE: February 6, 2008

TO: The Metropolitan Planning Commission

FROM: David McGinley, City of Knoxville Engineering Department

SUBJECT: The Village at Chilhowee Hills

The following are the comments from the City of Knoxville for the above referenced Concept Plan.

- 1) Cul De Sac for Eastburn Ln must meet City standards. 50' Radius for ROW and 40' radius for pavement and 75' return radii
- 2) Cul De Sac extension should be shown on the profile sheet with a minimum of 100' of the existing Eastburn Ln shown to ensure that the extension ties in properly.
- 3) Show detail of how new pavement ties in to existing pavement for the cul de sac.
- 4) ROW for the Cul De Sac must be dedicated by plat.
- 5) Roads should have a minimum slope of 1%
- 6) K values should be shown and meet applicable standards.
- 7) All turn arounds should be approved by the City of Knoxville's fire department.
- 8) Detention areas should be shown on the plan.
- 9) Off site drainage easements may be required for the outlet of the detention pond.
- 10) Meeting all additional requirements of TDOT, TDEC, and The City of Knoxville's Engineering Department.

We reserve the right to make recommendations, approve, or deny the design plan once we have received engineering documentation in sufficient detail to determine compliance with the City of Knoxville Stormwater and Street Ordinance.

Please let me know if additional information is needed.

From: Pat Mason <bobpatmason@yahoo.com>
To: <mark.donaldson@knoxmpc.org>
Date: 1/28/2008 9:02:53 PM
Subject: THE VILLAGE AT CHILHOWEE HILLS

DEAR SIR:

I AM WRITING TO ASK FOR YOUR SUPPORT IN ALLOWING THE VILLAGE AT CHILHOWEE HILLS TO BE BUILT AS THE PLANS SHOW INCLUDING ACCESS TO EASTBURN DRIVE. I WOULD CONSIDER THIS AS A PLACE TO LIVE IN A FEW SHORT YEARS. YOU PROBABLY ARE A BUSY MAN SO I WILL THANK YOU FOR SUPPORTING THIS PROPOSAL.

SINCERELY,
BOB AND PAT MASON

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