



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 3-SD-07-C **AGENDA ITEM #:** 19
POSTPONEMENT(S): 3/8/2007-4/12/2007 **AGENDA DATE:** 2/14/2008

▶ **SUBDIVISION:** CHERRY STREET TOWN HOMES

▶ **APPLICANT/DEVELOPER:** CHERRY RIDGE PARTNERS, LP

OWNER(S): Cherry Ridge Partners, LP

TAX IDENTIFICATION: 82 G B 001

JURISDICTION: City Council District 6

▶ **LOCATION:** Northeast side of Washington Ave., east of Mundy St.

SECTOR PLAN: East City

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

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 23.57 acres

▶ **ZONING:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: I-40 / R-1A (Low Density Residential)
South: Residences / R-1A (Low Density Residential)
East: Knoxville Zoo / O-2 (Civic and Institutional)
West: Residences / R-1A (Low Density Residential)

▶ **NUMBER OF LOTS:** 38

SURVEYOR/ENGINEER: Hodge Engineering

ACCESSIBILITY: Access is via Washington Ave., a local street with a 24' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan for up to 38 residential lots subject to 11 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Providing all applicable easements for the stormwater system as required by the Knoxville Engineering Division.
4. A geotechnical report for the entire site, prepared by a registered engineer, shall be submitted to the Knoxville Engineering Division prior to design plan approval for review. The Knoxville Engineering Division shall specify the parameters of the study, and based on their findings after reviewing the report, may require a more detailed analysis for building sites.
5. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knoxville Engineering Division for consideration. Any construction in this area

- is subject to approval by the City following review of the report. Engineered footings may be required for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.
6. Meeting all applicable requirements of the Knoxville Engineering Division.
 7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes
 8. Placing a note on the final plat that all lots will have access only to the internal street system.
 9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
 10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the R-1A district.

COMMENTS:

The applicant is proposing to subdivide this 23.57 acre tract into 38 residential lots. The property which is zoned R-1A (Low Density Residential) allows a detached residence or a duplex on each lot as a permitted use. A duplex has a minimum lot size requirement of 10,000 square feet. All proposed lots exceed the 10,000 square foot minimum lots size. With the duplex units proposed by the applicant, 35 of the lots can be developed with a duplex with the remaining 3 lots having a single residence, for a total of 73 residential units. As proposed the maximum density would be 3.1 du/ac.

The applicant had previously submitted a rezoning application (1-Y-06-RZ) to RP-1 (Planned Residential) and a Use-on-Review application (3-I-06-UR) for an 80 unit apartment complex. Due to neighborhood opposition, those requests were withdrawn.

The concept plan that is currently before the Planning Commission was tabled on May 10, 2007 allowing time for the applicant to work out access issues to the site (Removed from the table at the Planning Commission's December 13, 2007 meeting). The applicant now has control of two lots at the end Washington Ave. that allows for an extension of Washington Ave into the property. The subdivision will be served by public streets meeting all street design standards. There are no variances from the subdivision regulations for this development.

There are five sinkhole/closed contour areas located on the northern portion of this site. Three of those features are located in the area of Lots 6 and 7, Lots 8, 9, 10, 18 and 19, and Lots 20, 21, 25 and 26. The other two features are located on the property along the I-40 right-of-way. The site layout plan shows the sinkhole/closed contour areas with a 50' buffer designated around each feature. If any building construction is proposed within the 50' buffer area around the sinkhole/depressions, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knoxville Engineering Division for consideration. Any construction in the setback area is subject to approval by the City following review of the report. Engineered footings may be required for these areas.

It has recently been brought to Staff's attention by residents of the area that there is a network of caves/caverns under this site and adjoining properties. It has also been mentioned that portions of the site have been used as a dump site. While Staff has recommended a condition requiring a geotechnical study for any development within 50' of the sinkholes, a condition is also recommended requiring a geotechnical report for the entire site. The Knoxville Engineering Division shall specify the parameters of the report, and based on their findings after reviewing the report, may require a more detailed analysis for building sites.

ESTIMATED TRAFFIC IMPACT 719 (average daily vehicle trips)

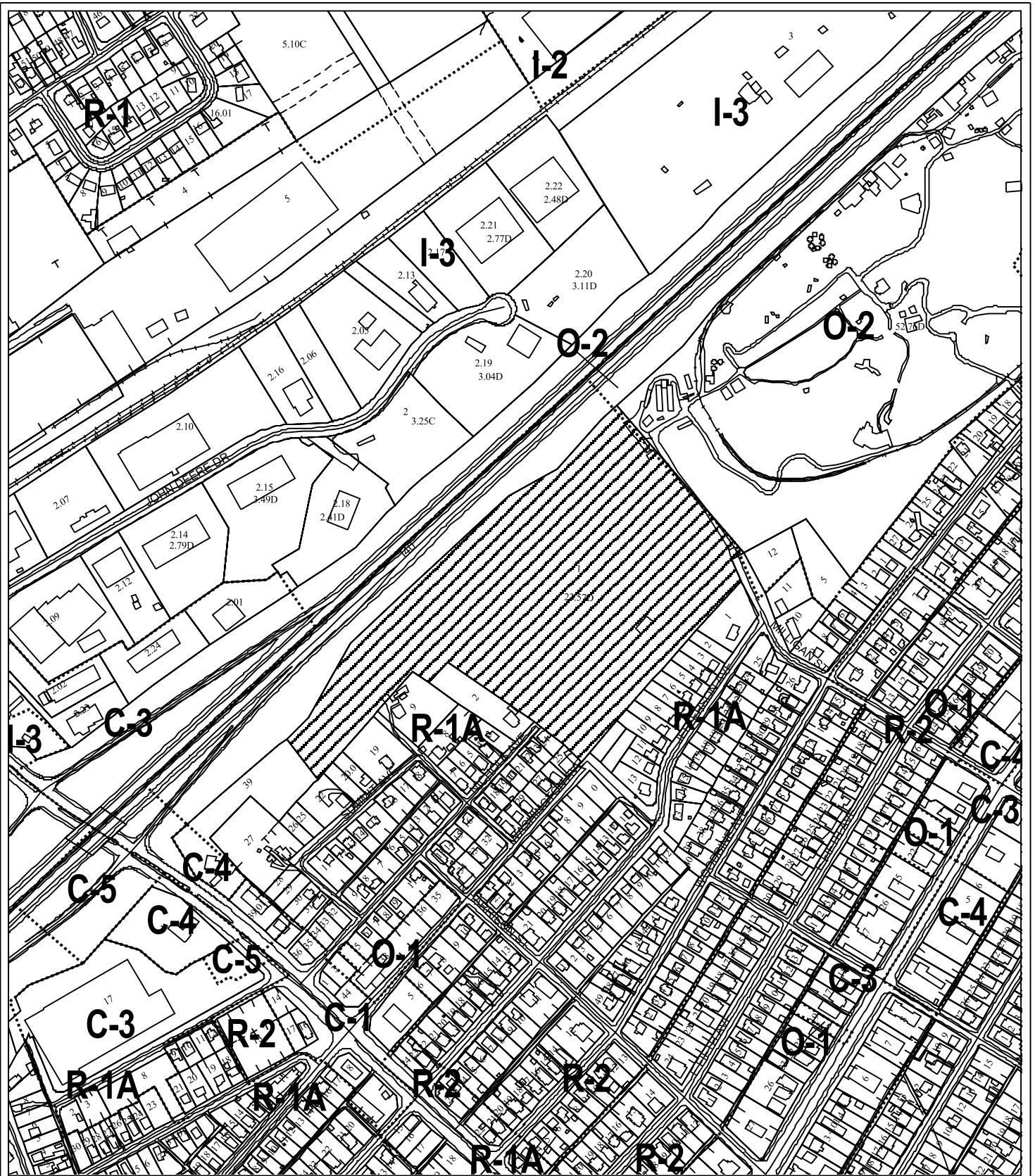
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 25 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sarah Moore Greene Elementary, Vine Middle, and Austin East 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 Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.




3-SD-07-C
CONCEPT PLAN

Subdivision: Cherry Street Town Homes

Map No: 82

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 02/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CONCEPT PLAN OF CHERRY RIDGE TOWN HOME MIXED SINGLE FAMILY HOMES AND DUPLIX SUBDIVISION KNOXVILLE, TENNESSEE

TOTAL ACREAGE = 24.0

PROPERTY ZONING = R-1A (LOW DENSITY RESIDENTIAL DISTRICT)

PARCEL ID #: 082GB001

PROPERTY ADDRESS: 2760 WASHINGTON AVENUE

CONTROL MAP: 082

SHEET INDEX:

- V1.1 - EXISTING CONDITIONS
- C1.1 - LAYOUT PLAN
- C2.0 - GRADING PLAN
- C2.1 - ROAD PROFILES
- C2.2 - ROAD PROFILES AND TYPICAL SECTION



Vicinity Map
Not to Scale

PROPERTY OWNER/DEVELOPER

Cherry Ridge Partners, LP
124 South Dixie Avenue
Cookeville, TN 38501
(931) 528-2804



1537 Western Avenue
Knoxville, Tennessee 37921
Phone (865) 546-3232

Consulting Engineers - Planners - Architects

**CONCEPT
PLAN**
3-5-D-07-C



REVIS: U
12-28-07



Project No.	22232
Client	RMJ
Project Name	Cherry Ridge Town Homes
Site	Cherry Ridge Town Homes
Date	12/3/07
Revision	1
By	AWH
Check	AWH
Scale	AS SHOWN
Notes	SEE NOTES

Cherry Ridge
Town Homes

Knoxville,
Tennessee

Lay out Plan

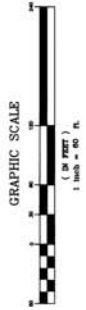
Date: 12/3/07

Sheet: C-1



CONCEPT PLAN
3-SP-07-C

REVISED
12-28-07



NOTES:

1. COMPACTION TESTING OF ROADWAY TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH CITY OF KNOXVILLE REQUIREMENTS.
2. THE TACK COAT SHALL BE 0.05 TO 0.10 GALLONS PER SQUARE YARD AND THE PRIME COAT SHALL BE 0.2 TO 0.5 GALLONS PER SQUARE YARD.
3. THE CONCRETE CURB SHALL HAVE CONTRACTION JOINTS LOCATED AT A MAXIMUM SPACING OF 5 FEET AND SHALL HAVE EXPANSION JOINTS LOCATED AT A MAXIMUM SPACING OF 25 FEET.
4. ALL CUL-DE-SACS HAVE A MINIMUM TRANSITION CURVE RADIUS OF 75' AND A MINIMUM PAVED RADIUS AREA OF 40' (CUL-DE-SACS WILL ALSO HAVE A MINIMUM RADIUS OF 50').
5. TYPICAL CURB WIDTH IS 0.5 FEET.
6. TYPICAL ROADWAY WIDTH EDGE OF PAVEMENT TO EDGE OF PAVEMENT = 26 FEET.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
8. PROPOSED NUMBER OF LOTS ARE 38. TOTAL ACREAGE OF TRACT IS 24.0 ACRES.
9. EDGE OF PAVEMENT RADIUS SAME AS R.O.W. RADIUS.
10. THE LOTS WHICH ARE ON THE EAST SIDE CURRENTLY DRAIN OFF SIGHT IN THE DIRECTION OF MAGNOLIA AVENUE. PRESENTLY THERE IS A PLAN TO CAPTURE ANY OF THESE DEVELOPED LOTS ROOF DRAINS AND DRIVEWAYS AND DIRECT THEM TO BE PROPOSED STORM SYSTEM SHOWING WHICH DRAINS TO ON SITE DRAINAGES.
11. LOTS SHOWN WITH 12 FOOT SIDE YARDS CAN BE TWO STORY DUPLEXES. LOTS SHOWN WITH 10 FOOT SIDE YARDS SHALL BE SINGLE STORY HOMES.

UTILITY OWNERS:
 ELECTRIC / SANITARY SOWER / WATER
 KNOXVILLE UTILITY BOARD
 4505 MIDDLEBROOK PIKE
 KNOXVILLE, TN 37921
 (865) 558-2625

Project No.	29232
Client	CHRY
Project Name	Cherry Ridge / Old Church / Old Church
Project Address	
Project City	
Project State	
Project Zip	
Project Date	
Project Description	
Project Status	
Project Notes	

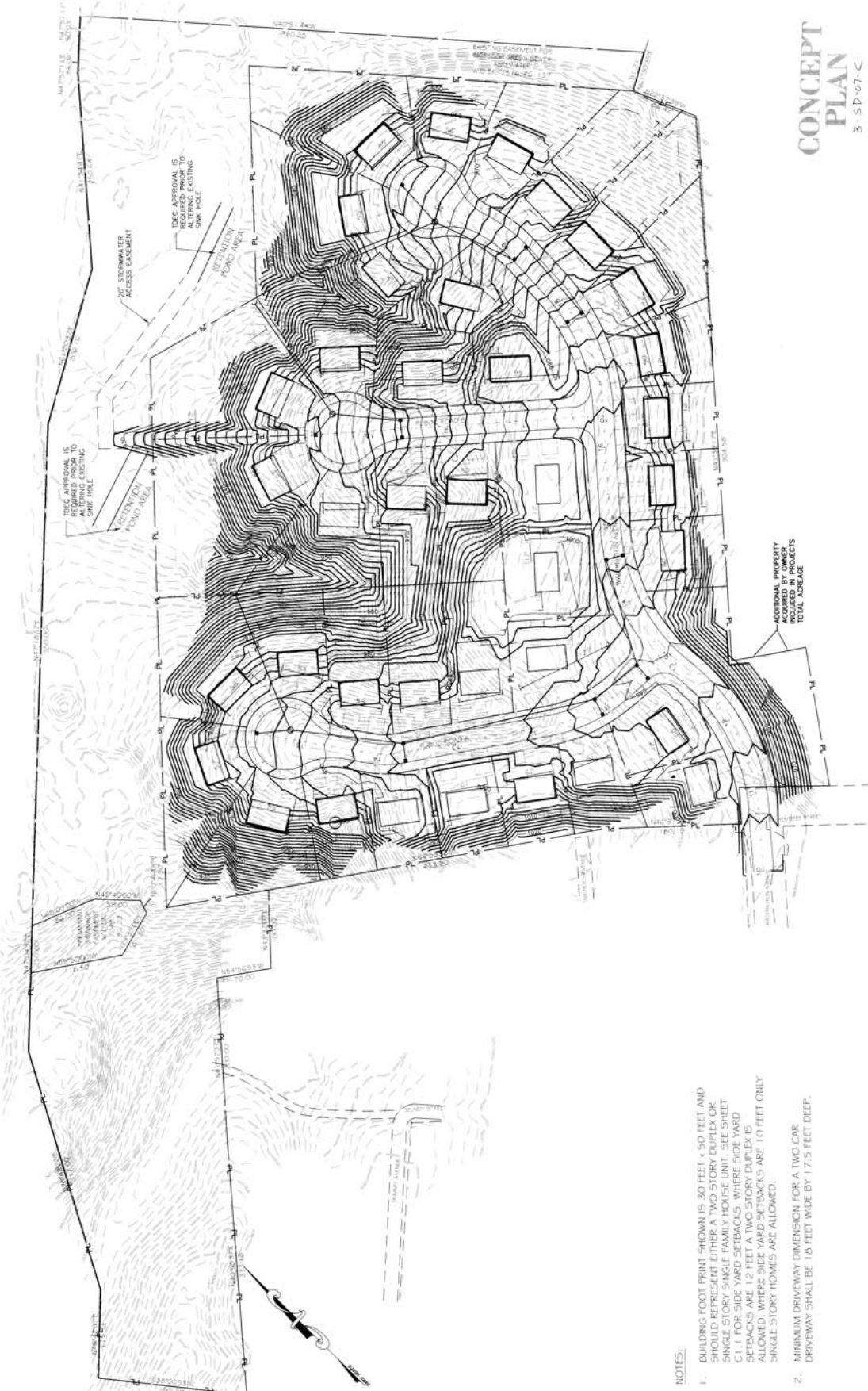
Cherry Ridge
Town Homes

Knoxville,
Tennessee

Grading Plan

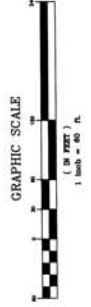
12/13/07

C2.0



CONCEPT PLAN
3-SP-07-C

REVISED
12-13-07



- NOTES:**
1. BUILDING FOOT PRINT SHOWN IS 30 FEET x 50 FEET AND SHOULD REPRESENT EITHER A TWO STORY DUPLEX OR SINGLE STORY SINGLE FAMILY HOUSE UNIT. SEE SHEET C1.1 FOR SIDE YARD SETBACKS. WHERE SIDE YARD SETBACKS ARE 12 FEET A TWO STORY DUPLEX IS ALLOWED. WHERE SIDE YARD SETBACKS ARE 10 FEET ONLY SINGLE STORY HOMES ARE ALLOWED.
 2. MINIMUM DRIVEWAY DIMENSION FOR A TWO CAR DRIVEWAY SHALL BE 10 FEET WIDE BY 17.5 FEET DEEP.

UTILITY OWNERS:
ELECTRIC / SANITARY / WATER
KNOXVILLE UTILITY BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
(615) 598-2625



Project No.	2232
Client	HOU
Prep. Checked	CE/Check
Drawn	CE/Check
Date	
Description	
Scale	
Drawn By	
Checked By	
Reviewed By	
Approved By	

Project Title
Cherry Ridge
Town Homes

Location
Knoxville, TN
Tennessee

Sheet Contents
Layout Plan

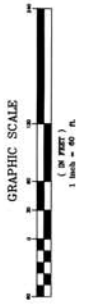
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Sheet Number
C.1

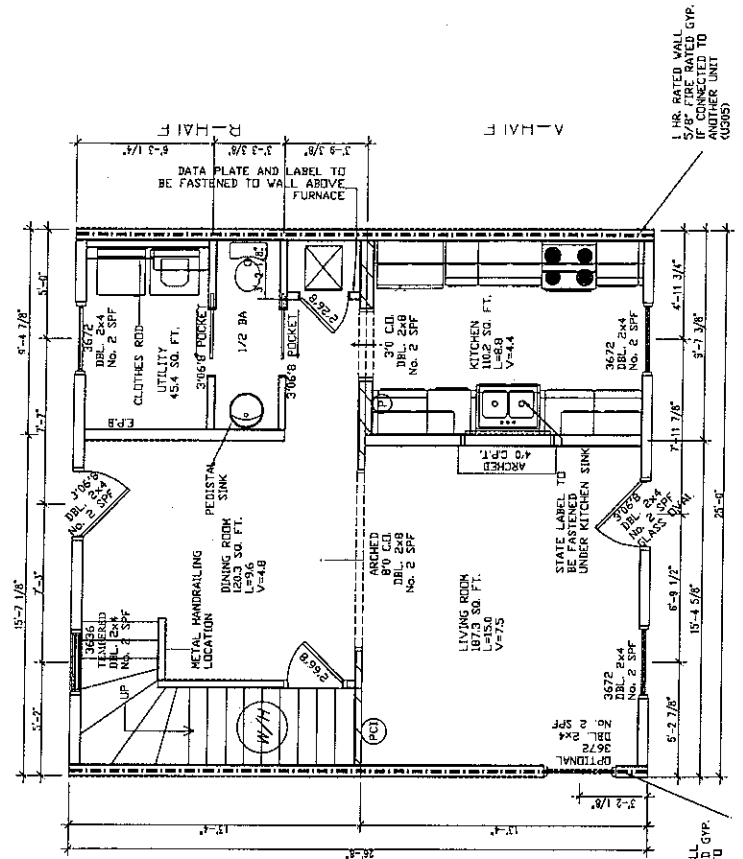


CONCEPT PLAN

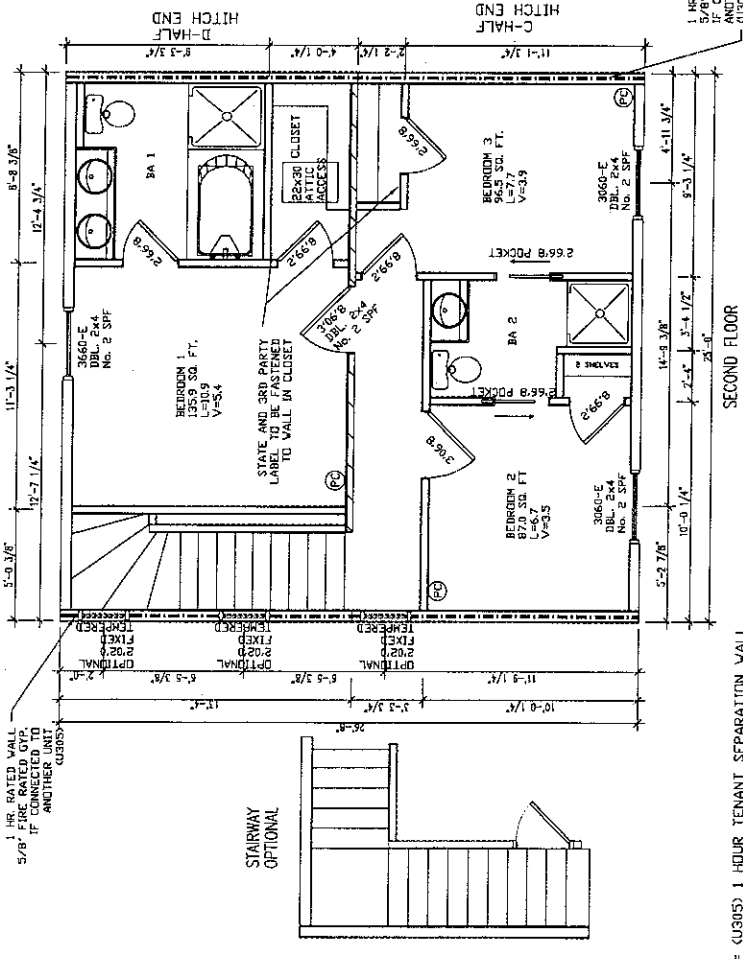
3-SD-07-C
REVISED
2-6-08



- NOTES:
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 11. LOTS SHOWN WITH 1.2 FOOT SIDE YARDS CAN BE TWO STORY DUPLEX. LOTS SHOWN WITH 10 FOOT SIDE YARDS SHALL BE SINGLE STORY HOMES.



FIRST FLOOR



SECOND FLOOR

COLLUM STRAPPING SCHEDULE

(1) 2x4 @ 16" O.C. THIS HALF OF EACH HALF
 (2) 2x4 @ 16" O.C. THIS HALF OF EACH HALF
 (3) 2x4 @ 16" O.C. THIS HALF OF EACH HALF
 (4) 2x4 @ 16" O.C. THIS HALF OF EACH HALF
 (5) 2x4 @ 16" O.C. THIS HALF OF EACH HALF
 (6) 2x4 @ 16" O.C. THIS HALF OF EACH HALF
 (7) 2x4 @ 16" O.C. THIS HALF OF EACH HALF
 (8) 2x4 @ 16" O.C. THIS HALF OF EACH HALF

NOTES:
 1. ALL COLLUM STRAPPING SHALL BE ATTACHED TO EACH OTHER.
 2. ALL COLLUM STRAPPING SHALL BE ATTACHED TO EACH OTHER.
 3. COLLUM STRAPPING SHALL NOT BE ATTACHED TO EACH OTHER.

P = PHONE
 C = CABLE
 I = INTERNET (CAT 5)

E = EGRESS WINDOW
 TYPICAL MARSHALL WALL OPENING
 HEADER DETAILS ARE LOCATED
 IN THE STRUCTURAL PACKAGE MICRILAM
 BEAMS: C170 - C172.

OPTIONAL FIREPLACE IS DESIGNED AND INSTALLED PER UL-187
 WITH THE FOLLOWING DIMENSIONS PER PAGES
 110, 111, 112, 113, 114, 115, 116, 117 OF THE BUILDING SYSTEMS HANDBOOK
 ALL WINDOWS ARE ALSO GOING TO HAVE OPTIONAL
 HEIGHTS OF 72" AND 66".

U305) 1 HOUR TENANT SEPARATION WALL
 TENANT SEPARATION WALL (U305) IS USED
 ONLY IF ANOTHER TOWNHOUSE IS BUTTED
 NEXT TO ONE ANOTHER.

NOTE: HEADER CONSTRUCTION
 DETAILS & FASTENING DETAILS
 SEE PAGE C61 OF THE
 STRUCTURAL PACKAGE

MODULAR ONE, LLC
 PLANT #1
 1884 MINES RD.
 PULASKI, TN 38478
 PHONE: (931) 424-7305
 FAX: (931) 424-7308
 EMAIL: TKING@MODULARONE.NET

NAME: --- SERIES: MOD MODEL NO. M28182SP225S25052
 PLANT: 1 DESCRIPTION: 20 x 183 3BR-2.5BA/2BR-2.5BA JOB NO. ---
 DRAWN BY: BRANDON WALDROP DATE DRAWN: 4/9/07 SHEET: A1

FLOOR PLAN SECTION A

GENERAL NOTES

DRAWING TITLE: FLOOR PLAN

SCALE: 3/16" = 1'-0"

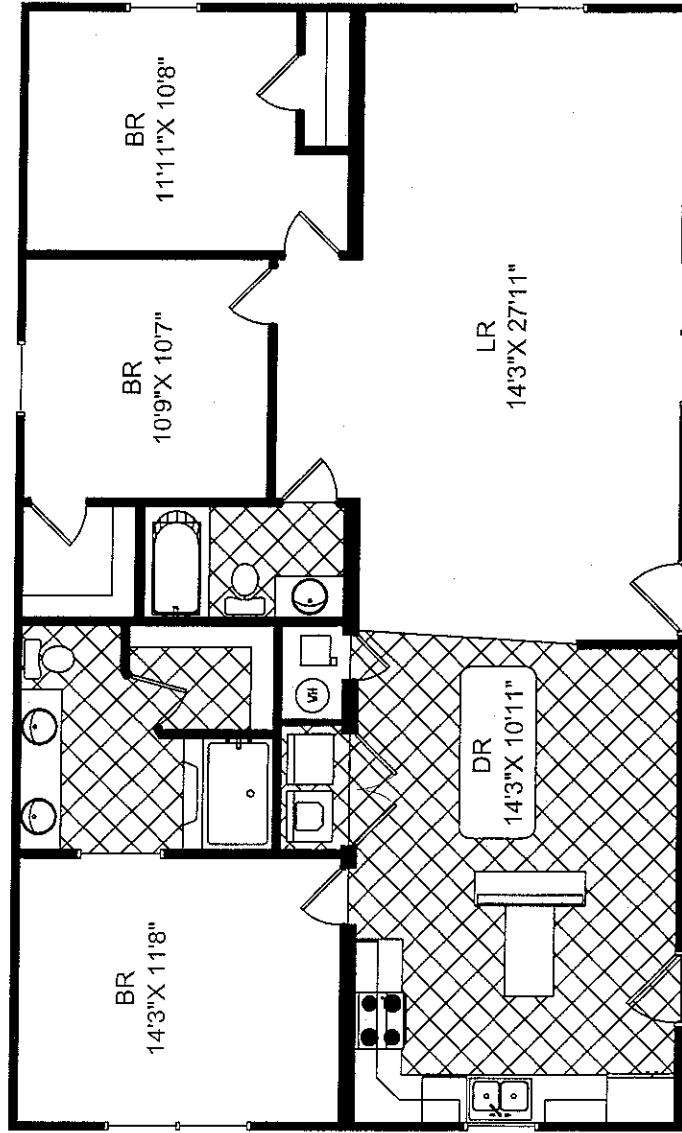
REVISIONS

NO.	DATE	BY	DESCRIPTION
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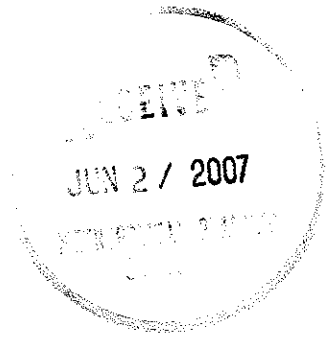


3-SD-07-C

Summerplace I



Model: MD4.1
Width: 30'0"
Length: 50'0"
Approx sqft: 1500



June 22, 2007

MPC Commissioners
Suite 403 City/County Building
400 Main Street
Knoxville, Tn. 37902

3-SD-07-C (tabled item)

RE: Proposed development of Duplex/Townhouse Subdivision
Of Gary McNabb, Danny Meadows – Hodge Associates,
Clarksville, Tenn.

Dear Mark Donaldson
MPC Executive Director

I am a member of the Chilhowee Neighborhood Association. I am terribly concerned about the proposed development of apartment housing in my neighborhood. I have lived in this neighborhood for the last 10 years. I have spent the last ten years fighting prostitution and drug dealing next door and in front of my home. I am fighting to keep this a decent neighborhood where other like families will want to live. I am also trying to preserve the historical significance and value of this Park City neighborhood.

Last year about this time, my husband, children and I walked the neighborhood and obtained over 150 signatures of homeowners on Woodbine and houses close to the proposed apartment development in order to stop the proposed rezoning and development of apartment rentals behind Chilhowee Zoo. As a neighborhood we are concerned about the long term increased traffic congestion on our small streets, and the long term effect rental properties have on property values of homeowners. We want to encourage homeownership in this neighborhood. Currently, I see first hand the problems that are on-going and seemingly never ending in regards to lack of homeownership already present in my neighborhood. Please help us to revitalize our neighborhood and to encourage homeownership. Please vote no – for the proposed duplex/townhouse subdivision sponsored by Mr. Gary McNabb and Danny Meadows of Hodge Associates out of Clarksville.

Thank you for your help and your concern
for my neighborhood,

Jennifer Zialcita-Simon
Jennifer Zialcita- Simon
3049 East 5th Avenue
Knoxville, In. 37914
(865)742-2889 (cell)
therapist – Knox. County School System

Park City Town Hall, Inc

In the matter of Cherry Street Town Homes, MPC File No. 3-SD-07-C, situated on the northeast side of Washington Ave., east of Mundy St., Council District 6.

The neighbors and neighborhoods of Park City are quite opposed to this project for a variety of reasons.

1) The neighborhoods that make up Park City have an abundance of low income housing currently. A number of these properties are enrolled in the Section 8 program. Properties in the Chilhowee Park neighborhood at the foot of the ridge are 2000-3000 square foot houses selling for \$50,000 to \$60,000. This translates to \$25 - 30 per square foot. The housing stock is extremely affordable for low and middle-income residents.

2) According to 2000 census data, the area neighborhoods that make up Park City have a rental property density of 35% of which, 15% is Vacant

3) Geologically the site along the ridge is a labyrinth of caves leading to Chilhowee Park and the current Knoxville Zoo property. These caves, not properly mapped but known to some of your fellow Commissioners, are closed in the Park and Zoo property, however the fact remains the site would be a hazard on which to build such properties

4) Environmentally the site has been used as an illegal dump. Neighbors have witnessed tires being dumped into the cave sites and have made complaint to the City of Knoxville. Knox County is currently dealing with an illegal dump and subsequent fire in the western portion of our county.

This developer has no ties to Knoxville and, it seems, no interest or concern with struggling Knoxville neighborhoods working to regain identity and respect due all citizens of Knoxville. The current generation of homeowners in Park City, a heart of Knoxville historic neighborhood, is making a difference socially and commercially by investing in this historic area. MPC assists with this effort, recognizing the special place that is historic neighborhoods. The designation of H-1 for various neighborhoods and design guidelines specific to historic areas speak to the concern of this Commission and professional staff.

Park City residents would cheer a quality project promoted by a responsible developer. Park City needs the help and encouragement we are receiving from the City of Knoxville and the staff of MPC. A poorly thought out, cheap apartment project is not called for, desired by the neighbors, or required for housing needs.

Park City Town Hall and the neighborhoods that make up our group respectfully ask MPC to reject this development.

John Stancil
Park City Town Hall, Inc.
2003 Washington Ave
Knoxville, TN 37917

Dear MPC Commissioners:

As you know, the Metropolitan Planning Commission has received a proposal to build 73 low-income, government-subsidized housing units on a hillside west of the Knoxville Zoo and north of Jefferson Avenue. Docket reference # 3-SD-07-C

As concerned citizens, we strenuously oppose this development. It is a revised version of an 80-unit housing development that was submitted last year, then withdrawn in the face of neighborhood objections. The new version is just as objectionable as the old, and we strongly urge you to reject it.

The primary problem is that this project, if implemented, will greatly reduce the quality of life in our section of Knoxville. It ~~will~~ inevitably bring an increase in crime rates, drugs, prostitution, and squalor. The proposal is essentially for the building of a new slum, devaluing homes and reducing the incentive for home-ownership.

This issue is critical to us because for many years, against formidable obstacles, we have worked tirelessly to upgrade the quality of life in this section of town. Increasing – not decreasing – the percentage of home ownership is critical to that goal. This section of East Knoxville is important to the city because of its proximity to Chilhowee Park, which hosts many out-of-town conventions, the Tennessee Valley Fair, and other events. It is in direct proximity to the Knoxville Zoo, a major tourist attraction. In addition to the harm this project will do to all of us as residents, it will adversely affect our city's reputation in ways that go far beyond our neighborhood.

There is also a serious concern about the possibility of dangerous mudslides resulting during the construction process effecting all homes located north of Jefferson Ave. in the 2700-2800 blocks. In addition, if this project is approved and brought to completion, it is estimated that we will see an average daily vehicle trip increase of 719 auto trips per day.

We citizens of this neighborhood strongly object to this project and strongly propose that you reject it.

Sincerely,
Cheri and Gary Matthews
3101 Woodbine Ave.
521-7829

Chilhowee Park Assoc
Barbara Nowell +
Son
Charles Nowell