



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

▶ **FILE #:** 3-H-08-UR

AGENDA ITEM #: 71

AGENDA DATE: 3/13/2008

▶ **APPLICANT:** CANNON & CANNON, INC.
OWNER(S): WELLSLEY LAND INVESTORS, GP

TAX ID NUMBER: 120 F B 36.04

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Gleason Dr., west side of Wellsley Park Rd., north side of Deane Hill Dr.

▶ **APPX. SIZE OF TRACT:** 19.8 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Gleason Dr, a local street with a divided median two to four lane section and Wellsley Park Rd., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 322 Apartment Units
16.26 du/ac

HISTORY OF ZONING: The property was rezoned to RP-1 (Planned Residential) with a density of 6-14 du/ac in 1996 for the southern 10.69 acres, and RP-1 (Planned Residential) with a density of 24 du/ac for the northern 8.61 acres in 2000.

SURROUNDING LAND USE AND ZONING:
North: Assisted living facility and shopping center / R-1A (Low Density Residential) & PC-1 (Retail and Office Park)
South: Detached residential subdivision / R-1 (Low Density Residential)
East: Detached residential subdivision / RP-1 (Planned Residential)
West: Apartments / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of low and medium density residential development, and office and commercial uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE the development plan for up to 322 apartment units subject to the following 8 conditions:**
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville, Ord. O-280-90.
 3. Prior to making application for a building permit, submitting a sidewalk/pathway system plan for the entire

- site with connections to the external sidewalk/pathway system, subject to Planning Commission Staff approval.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
 5. Obtaining approval from the Knoxville Fire Marshal on the design of the proposed access gates for the development.
 6. Meeting all applicable requirements of the Knoxville City Arborist.
 7. Installation of landscaping as shown on the development plan within six months of the issuance of the first occupancy permit for each phase of the project.
 8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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:

The applicant is proposing to develop this 19.8 acre tract as a 322 unit apartment complex in twelve buildings at a density of 16.26 du/ac. The development will have a mix of one, two and three bedroom units with 116 one bedroom units, 154 two bedroom units and 52 three bedroom units. The buildings are proposed as three story and three/four story splits.

The main entrance for the development will be from Gleason Dr. and will be a right-in/right-out driveway due to the median in Gleason Dr. Vehicles leaving the site will utilize the roundabout at the east end of Gleason Dr. in order to gain access to either Morrell Rd. or Deane Hill Dr. A second access driveway is located on Wellsley Park Rd. Gated access is proposed for the development and is subject to approval by the Knoxville Fire Marshal. There are a total of 530 spaces being provided which is 85 spaces above the minimum requirement. Of the total spaces, 54 are located within 7 free standing garage structures.

The Traffic Impact Study prepared for this development identified that current traffic operations at each of the study intersections generally are very good and are expected to continue with the background growth of traffic. With the proposed apartment complex, traffic conditions are expected to continue to be acceptable.

Amenities proposed for the development include a clubhouse and pool area, fitness center and laundry. While sidewalks have been provided around the clubhouse and pool area they are not provided throughout the site. Staff is recommending a condition that a sidewalk/pathway system be developed for the entire site with connections to the external sidewalk/pathway system.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed apartment complex at a density of 16.26 du/ac, is consistent in use and density the existing zoning. Other development in the area has occurred under the RP-1 (Planned Residential) zoning regulations.
3. As identified in the Traffic Impact Study, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

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

1. The proposed apartment complex meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The One Year Plan identifies the property for medium density residential use with a maximum density of 24 du/ac. The existing RP-1 zoning allows a density of 6-14 du/ac in the southern 10.69 acres and up to 24 du/ac for the northern 8.61 acres. The distribution of the project density for the apartment development is consistent with

the zoning densities and the overall density.

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

ESTIMATED TRAFFIC IMPACT 2730 (average daily vehicle trips)

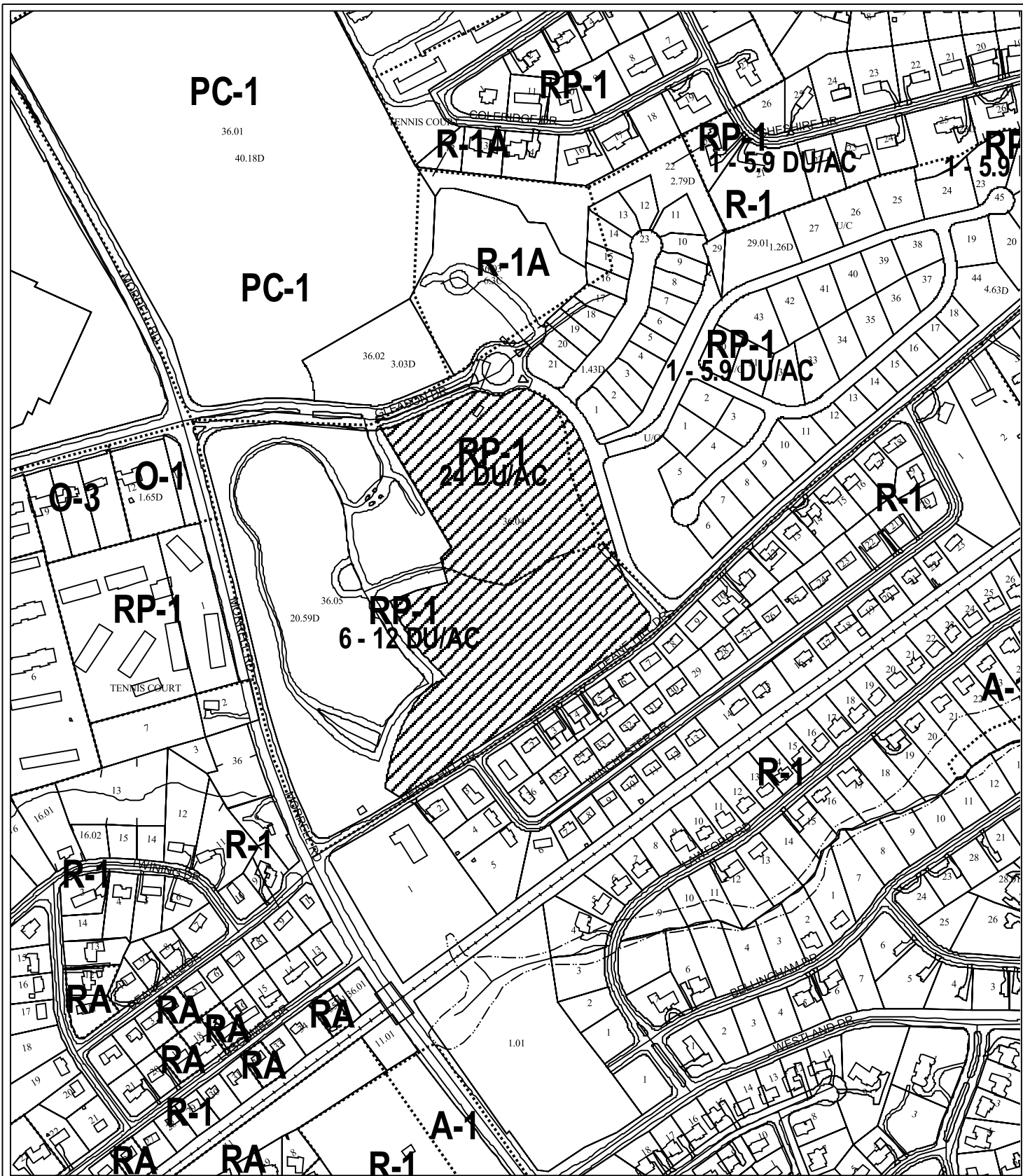
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 49 (public and private school children, ages 5-18 years)


Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 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-H-08-UR
USE ON REVIEW

 322 Apartment Units in RP-1 (Planned Residential)

Original Print Date: 02/26/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cannon & Cannon, Inc.

Map No: 120

Jurisdiction: City





MILLER PLAYER & ASSOCIATES ARCHITECTS AND PLANNERS, LTD.
 101 EAST NINTH STREET
 GREENVILLE, SC 29601
 (864) 764-7177

No.	Date	Comments
1	1/20/08	ISSUED

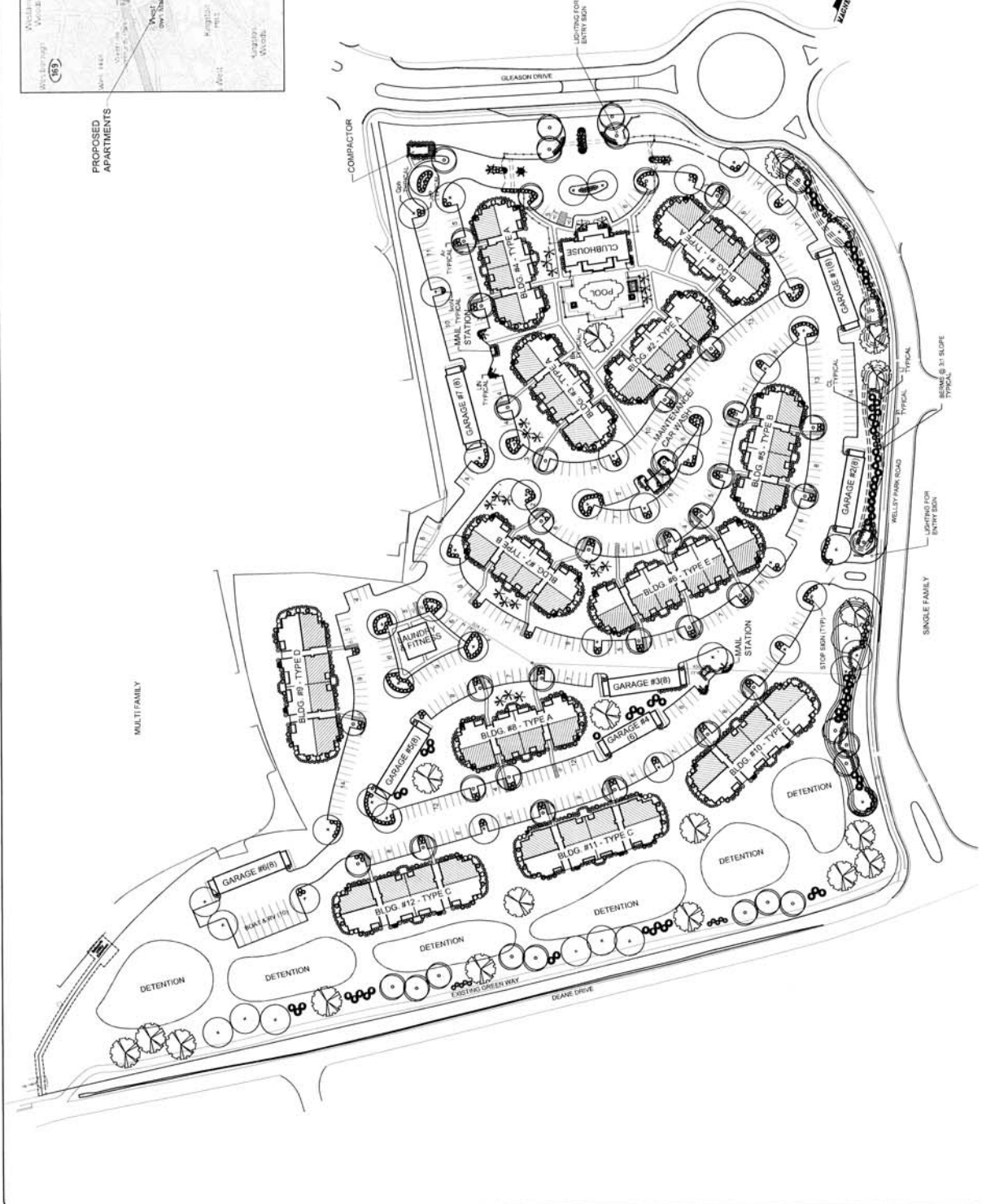
THE VINGNS AT DEANE HILL APARTMENTS
 KNOXVILLE, TENNESSEE

JOB NUMBER:	207060
FILE NUMBER:	
DATE:	01-25-08
SCALE:	1"=80'-0"

OVERALL LANDSCAPE
 SHEET NUMBER
LS-1



PROPOSED APARTMENTS



U.O.R.
 DATE: 3-14-07
 GRAPHIC SCALE
 1 inch = 80 feet
 REVISED 3-14-07

THIS DRAWING IS THE PROPERTY OF MILLER PLAYER & ASSOCIATES ARCHITECTS AND PLANNERS, LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND NOT TO BE USED ON ANY OTHER PROJECT. IF IT IS BEING USED ON OTHER PROJECTS.

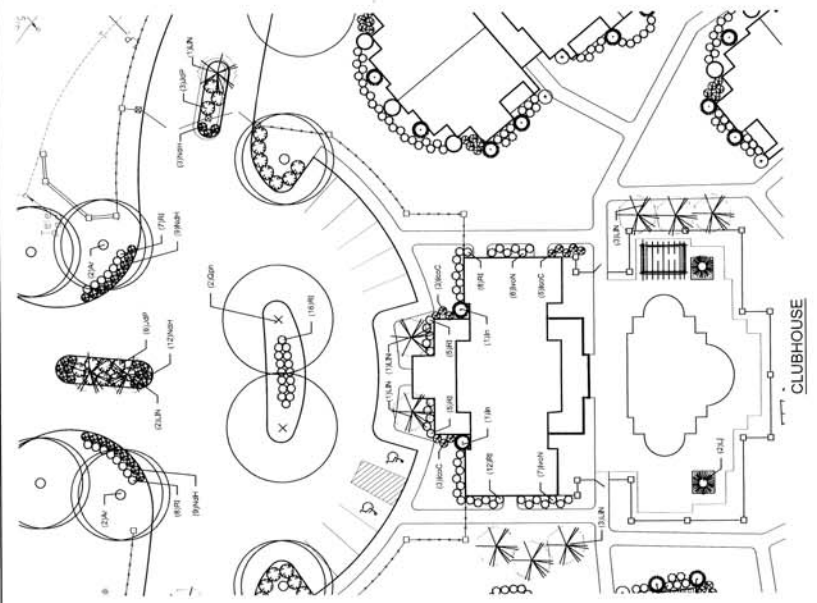


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THE WININGS AT DEANE HILL APARTMENTS
 KNOXVILLE, TENNESSEE

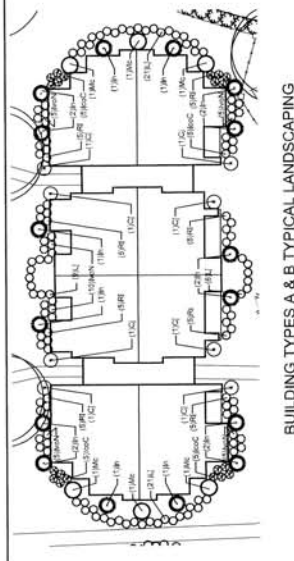
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 Date: 01-23-08
 AS SHOWN

ENLARGED LANDSCAPE
 Sheet Number: 15-2

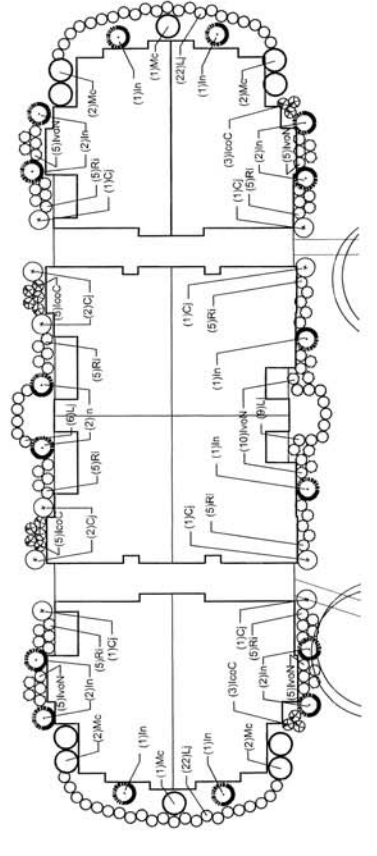


U.O.R.
 DATE: 3-11-03
 REVISED: 3-15-05

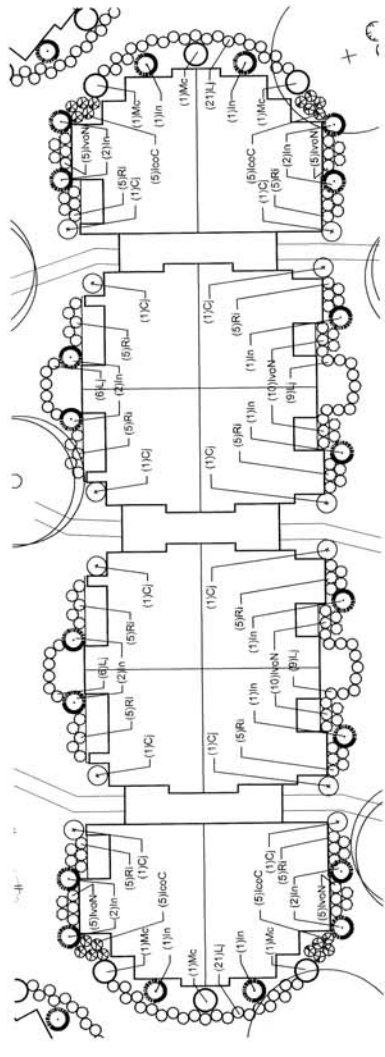
Quantity	Code	Plant Name	Plant Type	Plant Name	Plant Type	Plant Size	Comments
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12	2	Japanese Cherry	Tree	Japanese Cherry	Tree	5' 6" FH	
12	3	Carolina Maple	Tree	Carolina Maple	Tree	3' Cal	
24	4	Black Locust	Tree	Black Locust	Tree	3' Cal	
24	5	Black Locust	Tree	Black Locust	Tree	3' Cal	
24	6	Black Locust	Tree	Black Locust	Tree	3' Cal	
24	7	Black Locust	Tree	Black Locust	Tree	3' Cal	
24	8	Black Locust	Tree	Black Locust	Tree	3' Cal	
24	9	Black Locust	Tree	Black Locust	Tree	3' Cal	
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24	99	Black Locust	Tree	Black Locust	Tree	3' Cal	
24	100	Black Locust	Tree	Black Locust	Tree	3' Cal	



BUILDING TYPES A & B TYPICAL LANDSCAPING



BUILDING TYPE C & D TYPICAL LANDSCAPING



BUILDING TYPE E TYPICAL LANDSCAPING

