



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

▶ **FILE #:** 10-G-08-UR **AGENDA ITEM #:** 71
POSTPONEMENT(S): 10/9/2008 **AGENDA DATE:** 11/13/2008

▶ **APPLICANT:** **CHESSER-KENNEDY COMMUNITIES**
OWNER(S): TODD KENNEDY CHESSER-KENNEDY COMMUNITIES

TAX ID NUMBER: 108 00601
JURISDICTION: City Council District 1
▶ **LOCATION:** **Northeast side of Cherokee Trail, west of Edington Rd.**
▶ **APPX. SIZE OF TRACT:** **9.68 acres**
SECTOR PLAN: South County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Cherokee Trail, a two lane minor collector street with a 20' pavement width within a 50' right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Tennessee River and Goose Creek

▶ **ZONING:** **RP-1 (Planned Residential)**
▶ **EXISTING LAND USE:** **Residence**
▶ **PROPOSED USE:** **Attached and detached residential dwellings**
3.1 du/ac
HISTORY OF ZONING: Rezoning approved by Knoxville City Council on September 9, 2008 for RP-1 at up to 3.5 du/ac with a maximum of 80 bedrooms.
SURROUNDING LAND USE AND ZONING: North: Vacant land and condominium development / RP-1 (Planned Residential)
South: Apartments and vacant land / PR (Planned Residential) & A (Agricultural)
East: Vacant land and condominium development / R-1 (Low Density Residential) & RP-1 (Planned Residential)
West: Vacant land / RP-1 (Planned Residential)
NEIGHBORHOOD CONTEXT: This site is in an area of multi-dwelling developments occurring under RP-1 and PR zoning districts.

STAFF RECOMMENDATION:

- ▶ **APPROVE the development plan for up to 30 residential dwelling units with a maximum of 80 bedrooms subject to 9 conditions**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
 4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building

permit. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.

5. Prior to the issuance of any building permits, establishing and certifying a minimum of 400' of sight distance in both directions along Cherokee Trail.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Working with Knoxville Area Transit (KAT) on establishing a shuttle service between the proposed student housing projects and the University of Tennessee Campus.
8. Recording a final plat for the property showing the required right-of-way dedication as depicted on the development plan.
9. Submitting a sign plan for approval by Planning Commission Staff and the Knoxville Sign Inspector.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop a 30 unit multi-dwelling complex on approximately 9.68 acres at a density of 3.1 du/ac. The property is located on the north side of Cherokee Trail west of the intersection of Cherokee Trail and Edington Rd.

The Planning Commission considered a rezoning request (7-I-08-RZ) for this property and recommended approval of RP-1 (Planned Residential) zoning at a density of up to 3.5 du/ac with a maximum of 80 bedrooms, on July 10, 2008. The Knoxville City Council approved the rezoning request on September 9, 2008.

This 30 unit development which includes a mix of single and duplex residential units will be rented out as student housing. The proposed development plan identifies the number of bedrooms provided in each dwelling unit with a total of 80 bedrooms. Staff has a copy of the unit floor plans on file. The required parking for the development would be 60 spaces. As proposed, 90 parking spaces are being provided. Since the units will be rented out by the number of bedrooms, the applicant is providing an average of 1.125 parking spaces per bedroom. A swimming pool is being provided as a recreational amenity.

A traffic impact analysis is not required for this development. Since the time that the Planning Commission considered the rezoning request for this property, a traffic signal has been installed at the intersection of Cherokee Trail and the entrance drive for the University of Tennessee Hospital. The traffic signal has helped reduce traffic delays at that intersection. That applicant's engineer has identified that 400' of sight distance will be available at the development entrance with site grading and vegetation removal. Staff is recommending a condition that prior to the issuance of any building permits, the applicant shall establish a minimum sight distance of at least 400' in both directions along Cherokee Trail at the development entrance.

Staff is also recommending a condition that the applicant work with Knoxville Area Transit (KAT) on establishing a shuttle service between the proposed student housing project and the University of Tennessee Campus.

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

1. Public water and sewer utilities are available to serve the site.
2. As a proposed student housing development there will be minimal impact on the public school system.
3. The recent installation of a traffic signal at the intersection of Cherokee Trail and the entrance road to the Hospital should reduce the impact of this proposed development.

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 RP-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed development 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 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 since the development is located on a collector street. 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 South City Sector Plan proposes low density residential uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site (RP-1 at up to 3.5 du/ac).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 323 (average daily vehicle trips)

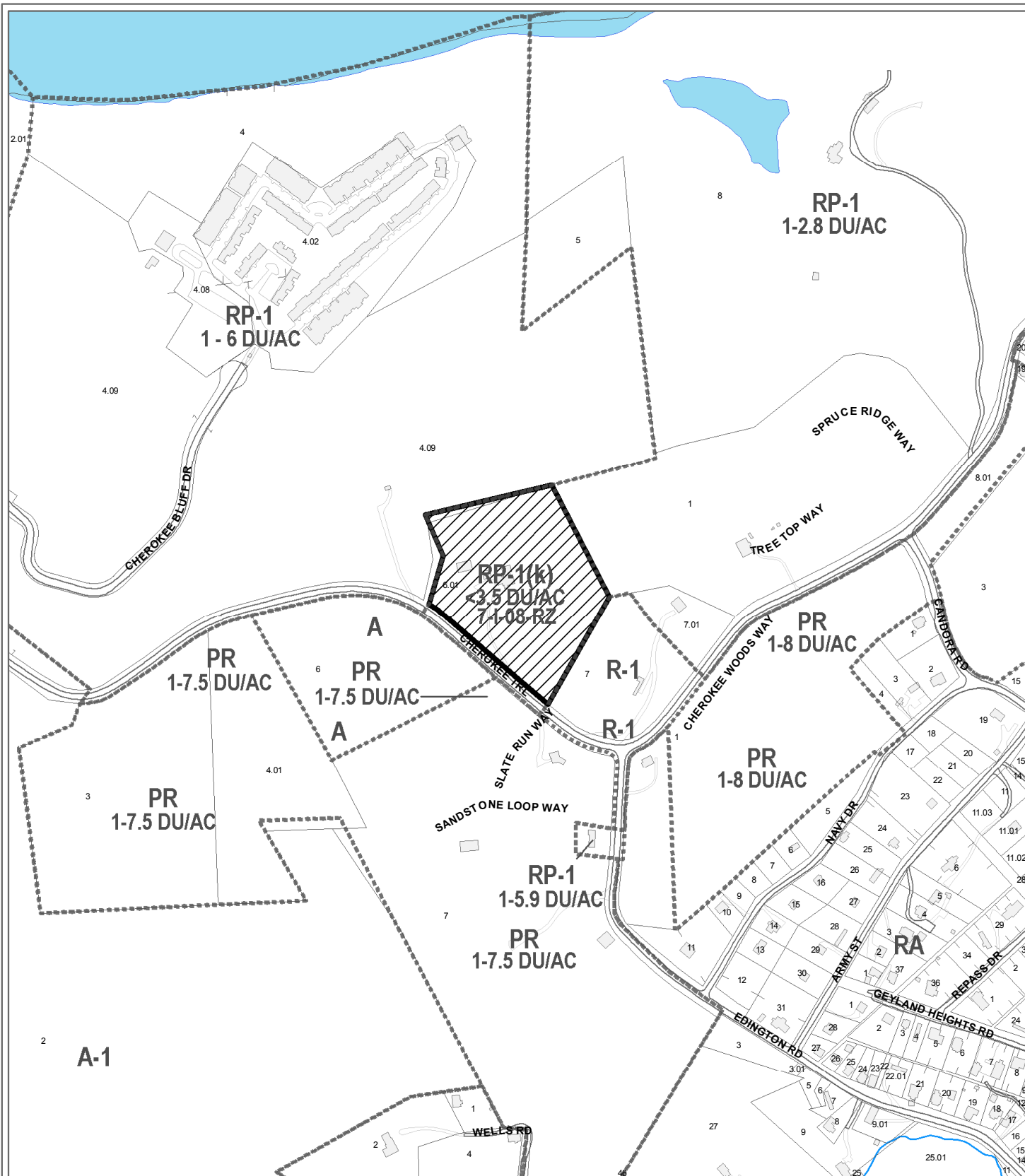
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public and private school children, ages 5-18 years)

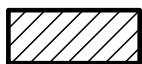
Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle High.

- 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.



**10-G-08-UR
USE ON REVIEW**



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

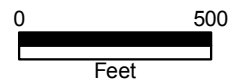
Original Print Date: 9/18/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

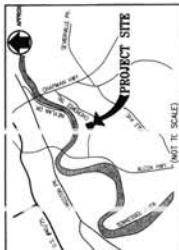
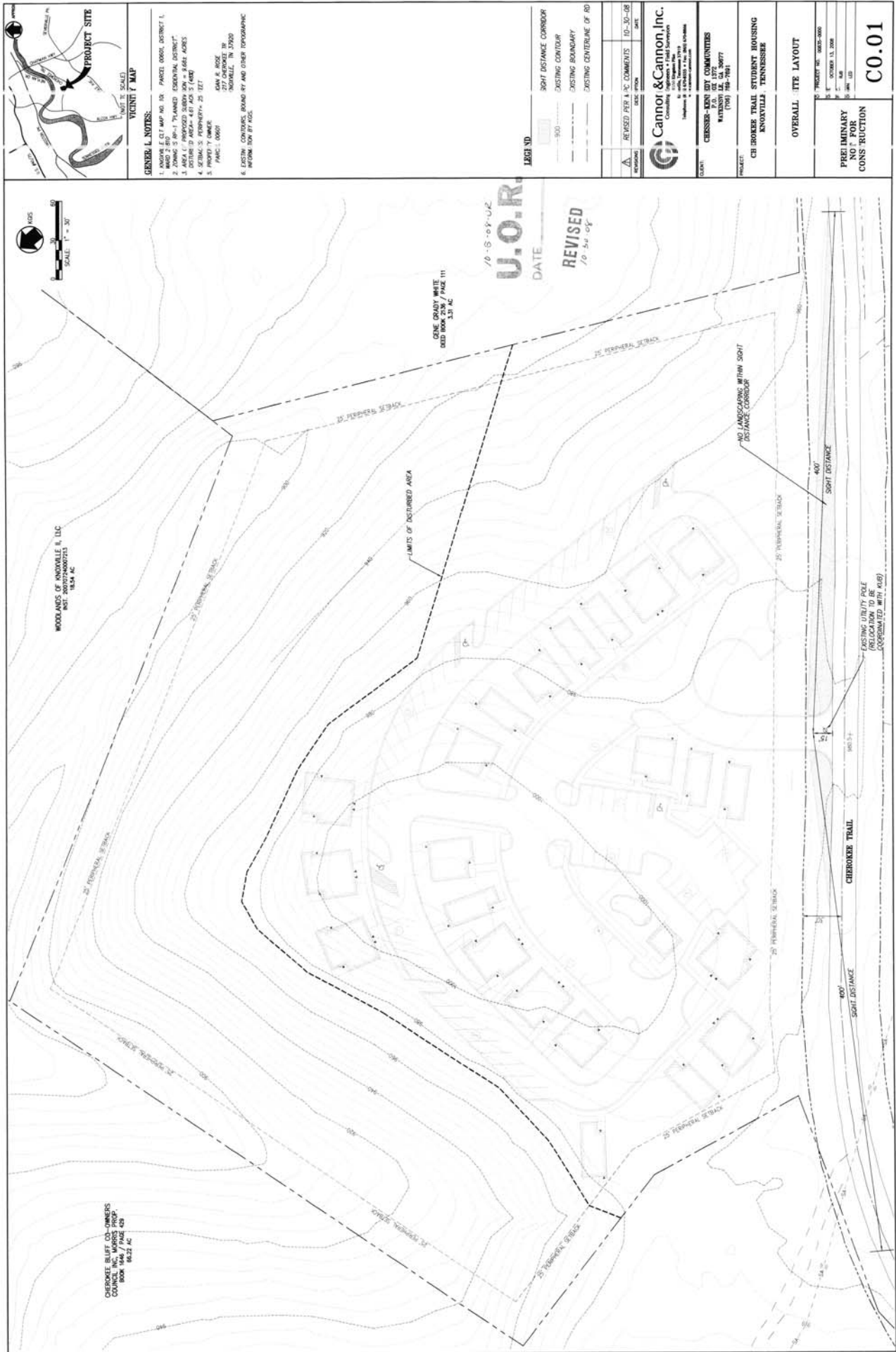
Revised:

Petitioner: Chesser-Kennedy Communities

Map No: 108

Jurisdiction: City





GENERAL NOTES:

1. ADVISE E.C.T. MAP NO. 00; PARCEL 0000, DISTRICT 1.
2. ZONING IS R-1 PLANNED RESIDENTIAL DISTRICT.
3. AREA 1 PROPOSED SUBDIVISION = 9.661 ACRES.
4. DISTRICT 2 AREA = 4.01 ACRES (4.01).
5. PROPOSED ZONING = R-1.
6. PLAN NO. 00001.
7. DAN R. ROSE, IS REGISTERED PROFESSIONAL SURVEYOR, NO. 27000, KNOXVILLE, TN, 37900.
8. EXISTING CONTIGUOUS BOUND BY AND OTHER TOPOGRAPHIC INFORMATION BY GCS.

LEGEND

- RIGHT DISTANCE CORRIDOR
- EXISTING CONTOUR
- EXISTING BOUNDARY
- EXISTING CENTERLINE OF RD

REVISIONS

NO.	REASON	DATE
1	REVISED PER A.C. COMMENTS	10-10-08

Cannon & Cannon Inc.
 Consulting Engineers & Land Surveyors
 1000 North Knoxville Ave.
 Knoxville, TN 37917
 (615) 582-7441

CHEROKEE TRAIL STUDENT HOUSING
 KNOXVILLE, TENNESSEE

OVERALL SITE LAYOUT

PRELIMINARY CONSTRUCTION

C0.01

GENE AL. NOTES:
 1. ALL UNITS SHALL BE PAID PROPOSED STORM SEWER.
 2. ALL PROPOSED LANDSCAPING SHALL BE PLANTED OUTSIDE OF THE PROPOSED DETENTION BASIN FOOTPRINT.

LEGEND:
 - - - - - 1 EXISTING CONTOUR
 - - - - - 2 EXISTING BOUNDARY
 - - - - - 3 PROPOSED STORM DRAIN
 - - - - - 4 PROPOSED CONTOUR

REVISIONS:
 1. REVISED PER IFC COMMENTS 10-30-08
 2. DATE

CLIENT:
Cannon & Cannon, Inc.
 Consulting Engineers and Surveyors
 1000 Westwood Park
 Knoxville, TN 37916
 (423) 243-1111

PROJECT:
 CHESSER-KNOX BY COMMUNITIES
 1275 SHELBY
 KNOXVILLE, TENNESSEE

PRELIMINARY GRADING PLAN

PROJECT NO.: 0802-0000
DATE: OCTOBER 13, 2008
SCALE: AS SHOWN
BY: JLB
CHECKED BY: JLB

PRELIMINARY NO. FOR CONSTRUCTION

C2.01

