

▶ **FILE #:** 11-K-08-UR

**AGENDA ITEM #:** 79

**AGENDA DATE:** 11/13/2008

▶ **APPLICANT:** FLOURNOY DEVELOPMENT

OWNER(S): MR. RYAN FOSTER FLOURNOY DEVELOPMENT  
 WELLSLEY LAND INVESTORS, GP

TAX ID NUMBER: 120 F B 03604

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:** Apartment Complex

16.91 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: RP-1 (Planned Residential)R-1A (Low Density Residential)PC-1 (Retail and Office Park)

South: R-1 (Low Density Residential)

East: RP-1 (Planned Residential)

West: 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 335 apartment units subject to the following 11 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. Revising the development plan to provide a connection between the internal sidewalk system and the external sidewalk/pathway system.
4. Revising the development plan to move the trash compactor enclosure out of the 25' peripheral setback.
5. Final design of the median cut on Gleason Dr., including the removal of vegetation to improve sight distance, is subject to approval by the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. The gated entrances are subject to approval by the Knoxville Fire Marshal.
8. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector. The proposed sign at the entrance on Wellsley Park Rd. shall identify the entrance for residents only.
9. Meeting all applicable requirements of the Knoxville City Arborist.
10. 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. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
11. 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 335 unit apartment complex in thirteen buildings at a density of 16.91 du/ac. The Planning Commission approved a development plan for a 322 unit apartment complex on this site on March 13, 2008. This new proposed development will have a mix of one, two and three bedroom units with 105 one bedroom units, 176 two bedroom units and 54 three bedroom units. The majority of the buildings will be three stories with two carriage house buildings being two stories.

The main entrance for the development will be from Gleason Dr. A median cut is proposed in Gleason Dr. at the entrance that will allow a left turn onto Gleason Dr. out of the development but will not allow a left turn into the development from west bound traffic. 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.

The plan includes a total of 637 parking spaces with 81 of the spaces being provided as garage spaces. There are seven free standing garage structures that also include a total of 36 storage units for residents.

The updated Traffic Impact Analysis 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, car wash and laundry. Sidewalks are being provided to allow connections between the units and the clubhouse and pool area. The plan needs to be amended to include a connection(s) 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 16.91 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 Analysis, 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 2829 (average daily vehicle trips)

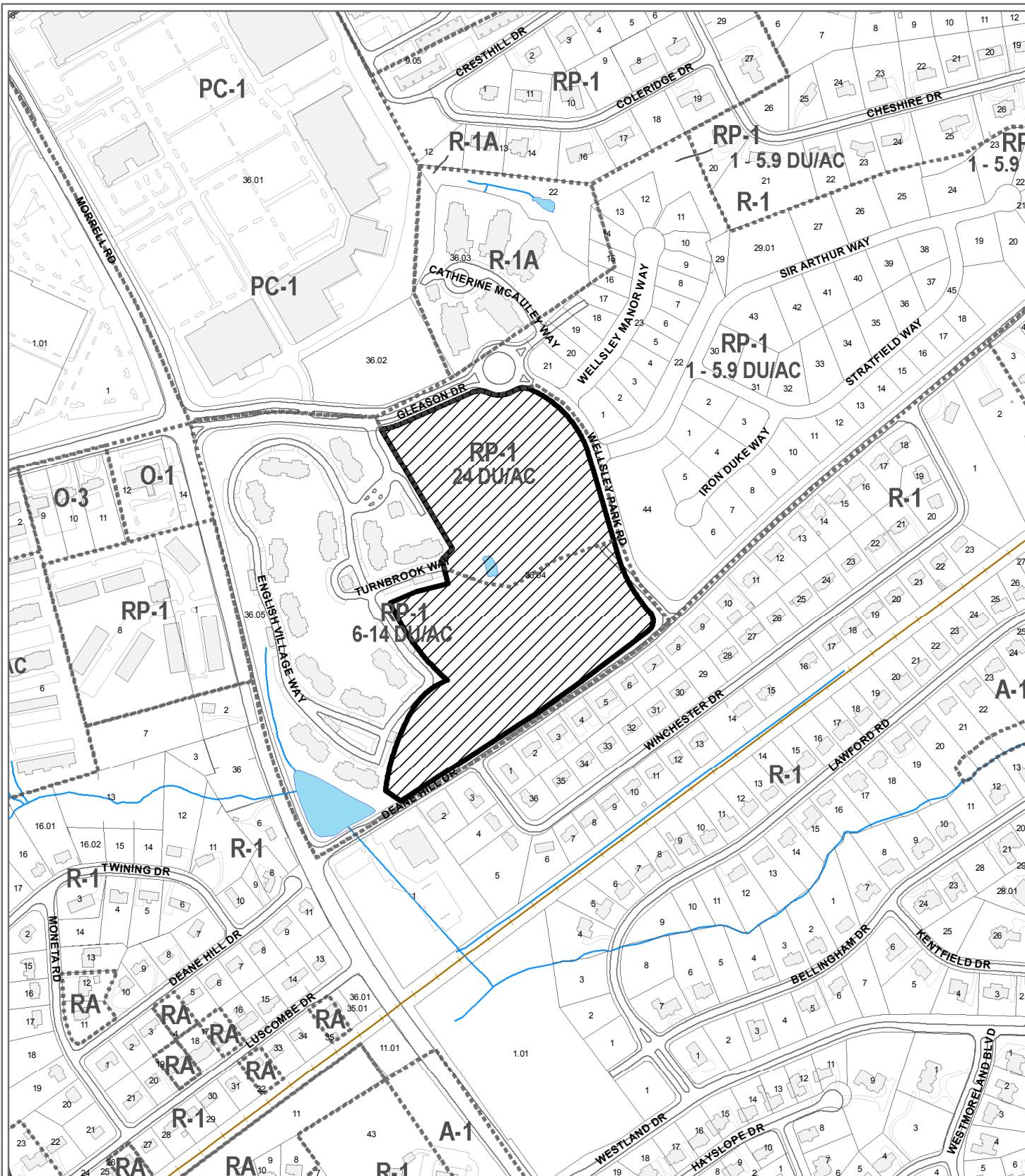
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 51 (public and private school children, ages 5-18 years)

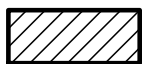
Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- 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.



**11-K-08-UR  
USE ON REVIEW**

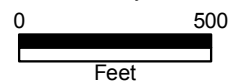


Apartment Complex in RP-1 (Planned Residential)

Original Print Date: 10/28/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Flournoy Development

Map No: 120  
Jurisdiction: City

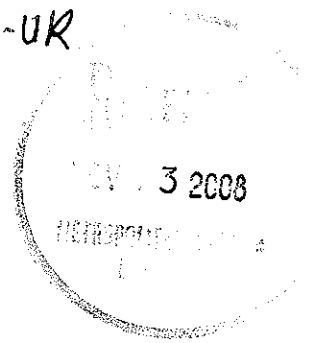




**Cannon & Cannon, Inc.**

Consulting Engineers • Field Surveyors

11-K-08-UK



October 31, 2008

Mr. Tom Brechko  
Knoxville-Knox County Metropolitan Planning Commission  
City/County Building, Suite 403  
400 Main Street  
Knoxville, Tennessee 37902

**RE: Traffic Impact of Proposed Changes to The Haven at Wellsley Park**

Dear Mr. Brechko:

This correspondence provides a summary of conclusions reached regarding an assessment of the impact on traffic flow of changes proposed for the referenced development. These changes involve an increase in the total number of multi-family units from the 324 that were originally proposed and evaluated in the traffic impact study conducted by Wilbur Smith Associates, dated January 2008, to the currently proposed number of 335.

The originally proposed 324 units were forecast to generate 2,746 total new weekday trips. Under the current proposal of 335 units, the number of weekday trips would be 2,830. This amounts to an increase in expected trips at full build-out of approximately three percent. Corresponding increases in peak hour traffic would be expected to be four trips in the A.M. peak hour and seven trips in the P.M. peak hour.

In summary, based on the above assessment, the impact resulting from the increased number of units should be negligible. The anticipated intersection levels-of-service would not be expected to change from the original study.

Please do not hesitate to contact us if should have any questions, comments, or require additional information

Sincerely,

Alan L. Childers, P.E.  
Vice President

cc: Brad Salsbury  
Nathan Benditz







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CONTRACTOR SHALL REFER TO THE FULL DRAWING SET FOR THE PROJECT'S REQUIREMENTS.

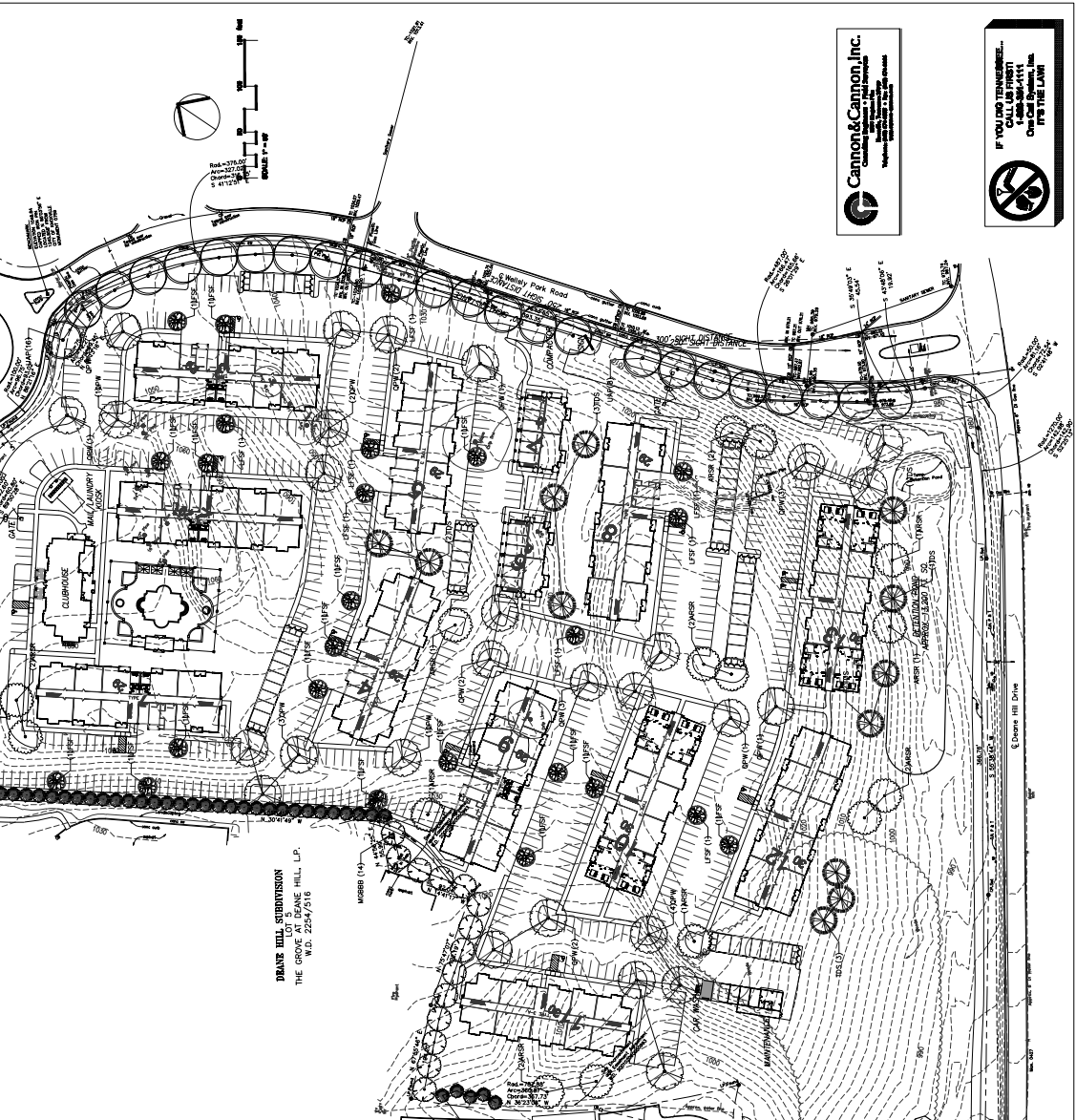
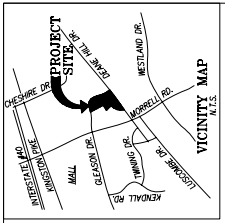


**GUILLOTTE ASSOCIATES, INC.**  
 Landscape Architects  
 1019 Broadway, Suite 5  
 Columbia, Kentucky 40003  
 P: (502) 223-3029 F: (502) 223-3021  
 Email: gao@guillette.com

**THE HAVEN at WELLSLEY PARK**  
 DEAN HILL DRIVE, KNOXVILLE, TENNESSEE  
 FLOUNOY DEVELOPMENT COMPANY  
 908 BROOKS CENTRE PKWY., COLUMBUS, GEORGIA

DATE	12/15/08
PROJECT NO.	1-000
SCALE	1" = 20'
FOR REVIEW	12/15/08

TITLE  
**LANDSCAPE TREE ORDINANCE PLAN**  
 LG1.0  
 SHEET 1 OF 1



**"IF YOU DO TENNESSEE...  
 CALL THE TREE LAW"  
 One Call System, Inc.**

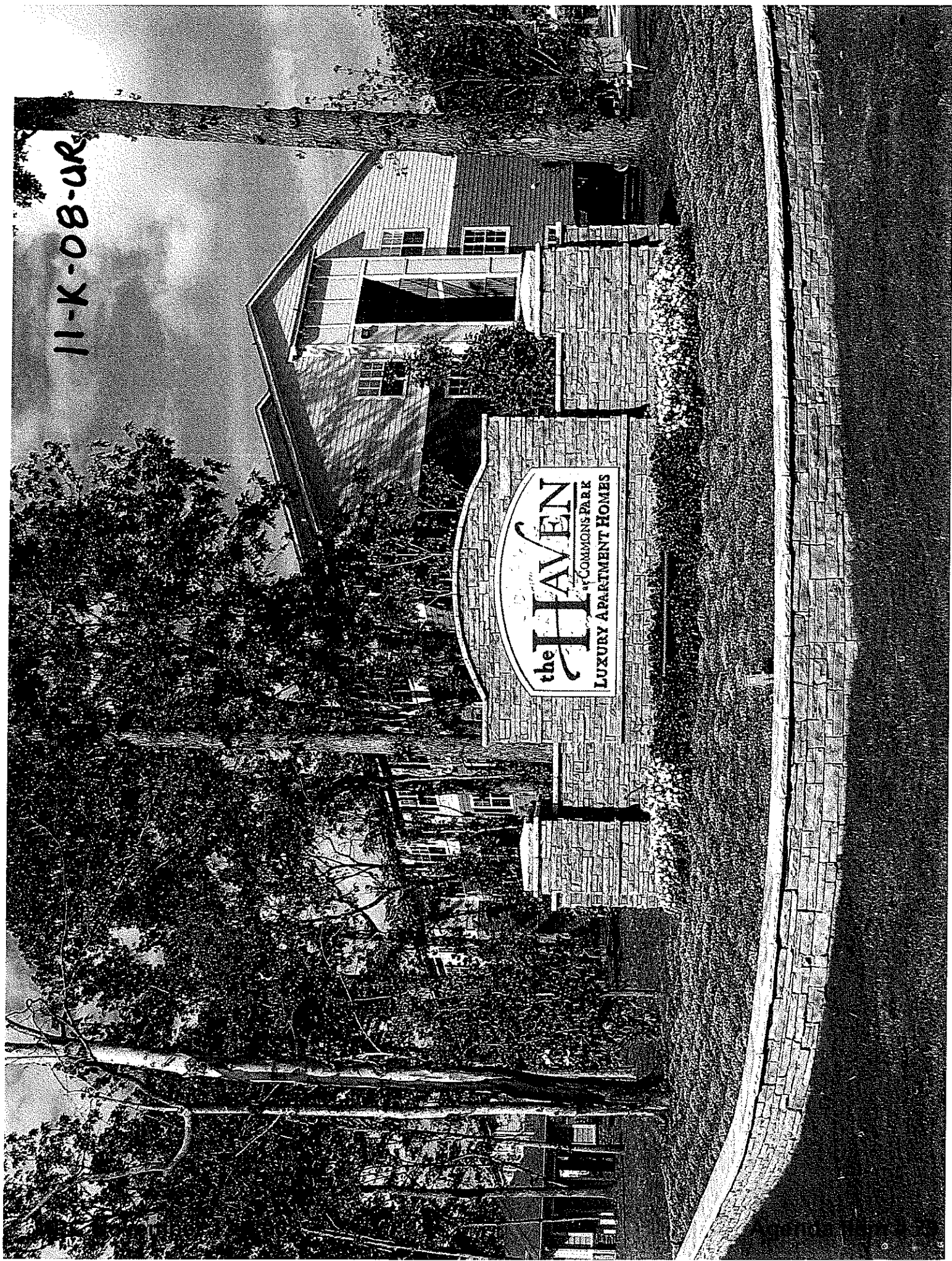
Calculations of required trees is determined by the ratio of 8 trees per acre, with at least half of this trees capable of attaining a height of 30 feet or more at maturity. This scenario is approximately 2:19.2 = 4.0 trees per acre = 1250 trees.

**PLANT SCHEDULE**

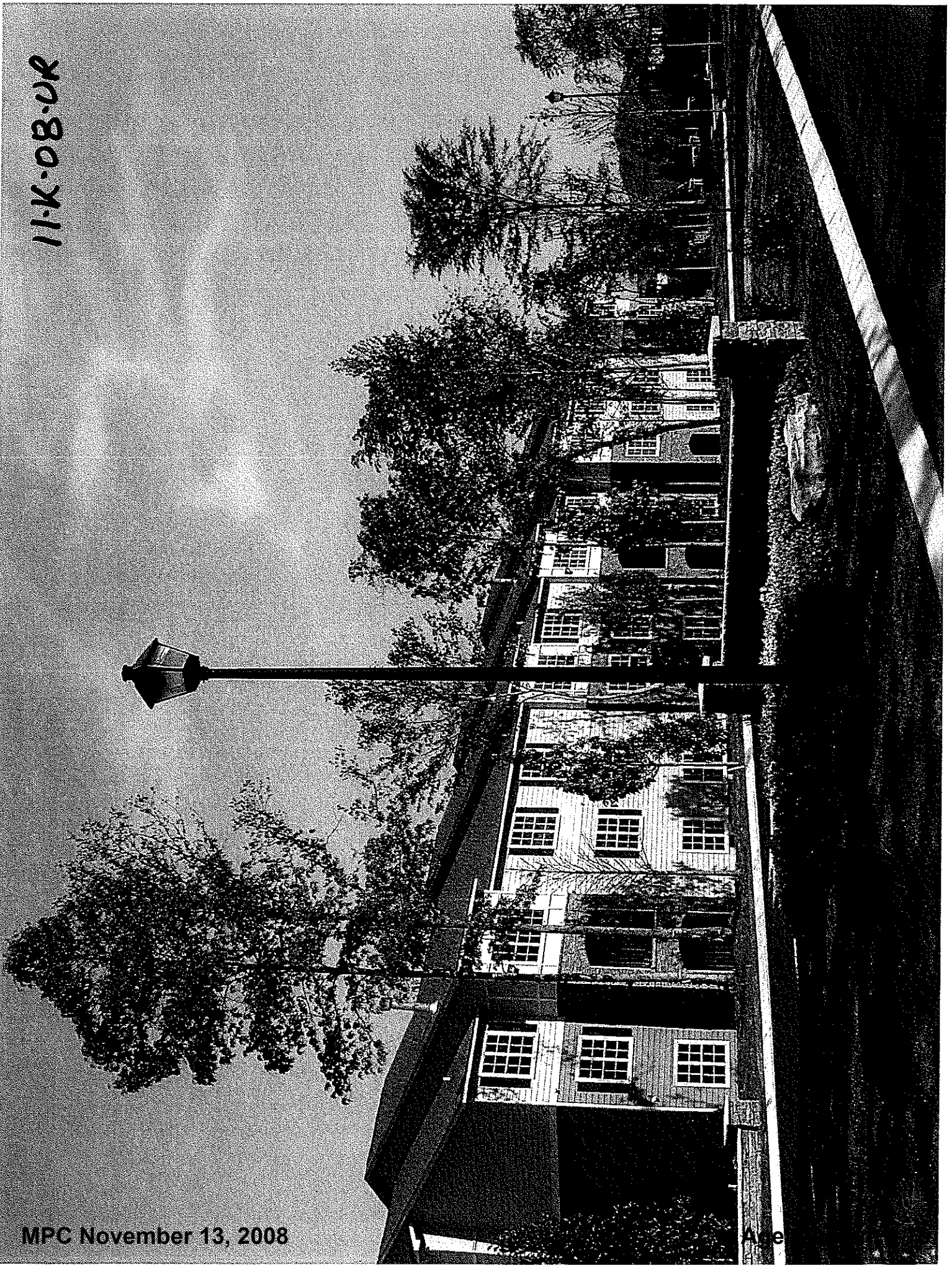
LAND TREE CODE	DESCRIPTION	COMMON	HEIGHT	SIZE	QTY
AMR	American Red Maple	AMERICAN RED MAPLE	8'10"	# COL	19
CRW	Crown Red Wood	AMERICAN BAYON	8'10"	# COL	19
TR	Tree	AUTUMN COLOR BIRD CHERRY	8'10"	# COL	12
UP	Upright	FRONTIER AMERICAN BLM	8'10"	# COL	24
BRN	Brown	COMMON	8'10"	# COL	42
YRD	Young	HIGH BRANCH RED CEDAR	8'10"	# COL	42
SHR	Shrub	BRANDER'S BURNING BUSH	8'10"	# COL	14
SMALL TREE CODE	DESCRIPTION	COMMON	HEIGHT <td>SIZE <td>QTY</td> </td>	SIZE <td>QTY</td>	QTY
UPR	Upright	SHAW'S FAVORITE CRANE FLAME	8'10"	# COL	20



11-K-08-UR



11-K-08-0R



MPC November 13, 2008

Age



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MPC Nov

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MPC November 15, 2010

