



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

▶ **FILE #:** 12-D-09-UR

AGENDA ITEM #: 45

AGENDA DATE: 12/10/2009

▶ **APPLICANT:** KNOX HOUSING PARTNERSHIP, INC.

OWNER(S): KNOX HOUSING PARTNERSHIP

TAX ID NUMBER: 57 50 & 50.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of W. Beaver Creek Dr., west of Central Avenue Pike.

▶ **APPX. SIZE OF TRACT:** 16.8 acres

SECTOR PLAN: North County

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

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a major collector street with a 20' pavement width within a 60' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Knob Fork Creek

▶ **ZONING:** PR (Planned Residential) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Senior Housing

3.82 du/ac

HISTORY OF ZONING: Property rezoned to PR (Planned Residential) at a density of up to 5 du/ac on January 24, 2005

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural), CA (General Business) and F (Floodway)

South: Vacant land / A (Agricultural)

East: Business and vacant land / CA (General Business), F (Floodway) and A (Agricultural)

West: Businesses / I (Industrial)

NEIGHBORHOOD CONTEXT: This site is located west of commercial businesses developed under CA zoning and east of Creeks Edge Industrial Park which is zoned I (Industrial).

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 30 unit senior housing development 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 Knox County Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along W.

Beaver Creek Dr.

5. Submitting revised drawings for the entrance design to the Knox County Department of Engineering and Public Works for review and approval if the applicant moves forward with the request for a left turn lane on W. Beaver Creek Dr. at the entrance.
6. Providing additional traffic control measures for the internal vehicular circulation as required by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Obtaining approval and recording a final plat for the combination of the two parcels.
9. Any transfer of property to Knox County Parks and Recreation must leave at least six acres with the senior housing development so that the maximum density of 5 du/ac is not exceeded.

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

COMMENTS:

The applicant is proposing to develop this 16.8 acre site, which is owned by Knox County, as a 30 unit senior housing development. While the total area of the property is 16.8 acres, only 7.85 acres is zoned PR (Planned Residential) with the balance of the property being zoned F (Floodway). The PR portion of the property was approved on January 24, 2005 for up to 5 du/ac which would allow up to 39 residential units. The applicant has indicated that the portion of the property that is not needed for the development (primarily the floodway) will be donated to Knox County Parks and Recreation. Any transfer of property must leave at least six acres with the senior housing development so that the maximum density of 5 du/ac is not exceeded.

While not required by Knox County, a grant approved for the development includes funding for a left turn lane at the entrance to the site. If the applicant moves forward with the left turn lane, revised drawings for the entrance shall be submitted to the Knox County Department of Engineering and Public Works for review and approval.

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. There will be minimal impact on adjoining property since the site is adjacent to businesses, vacant land and floodway.

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 PR zoning as well as the general criteria for approval of a use on review.
2. The proposed senior housing development with the recommended conditions 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 off a major 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 North County Sector Plan identifies this site for low and medium density residential uses. The proposed development complies with the Sector Plan and the current zoning of the site.
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)

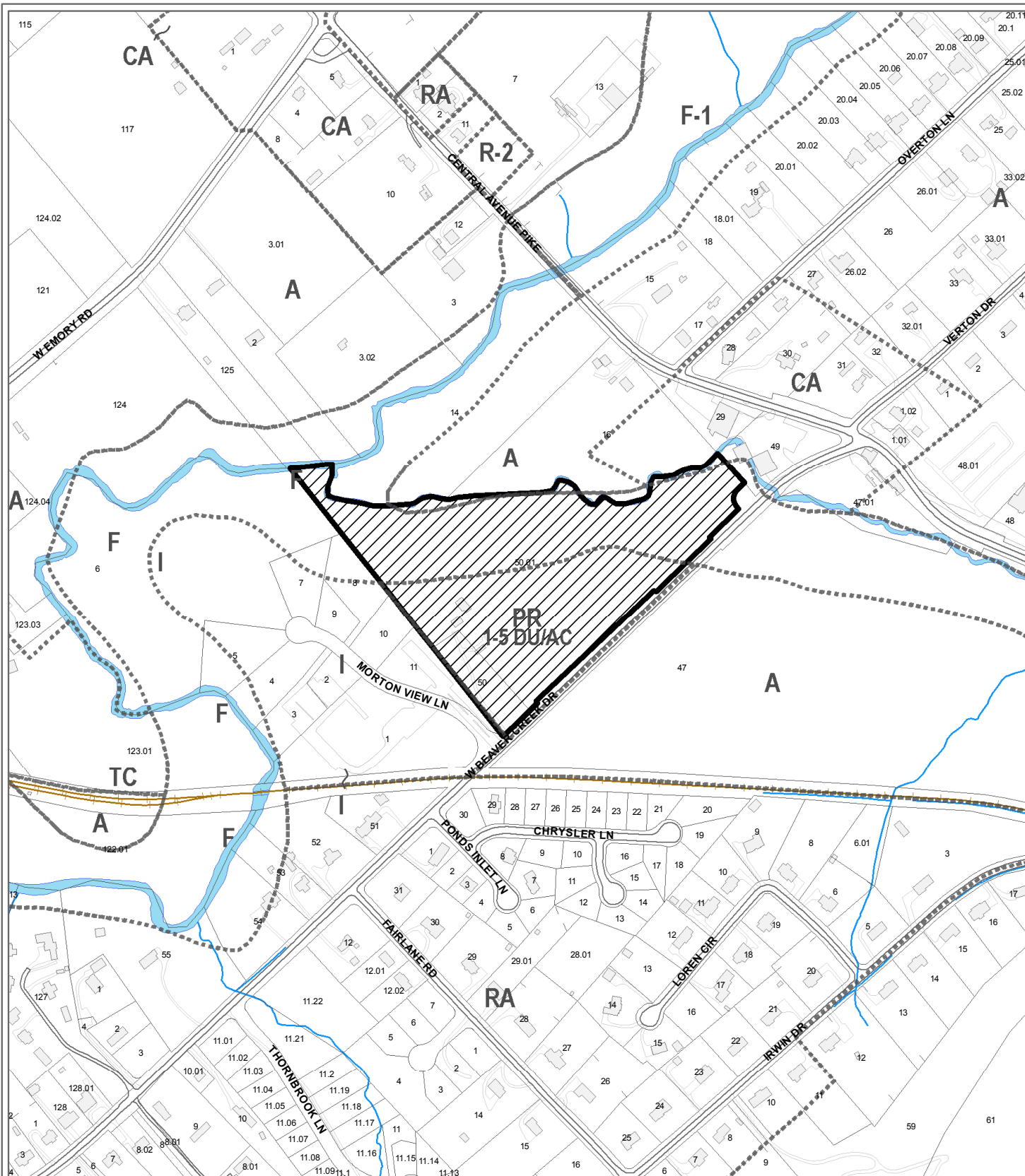
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (public and private school children, ages 5-18 years)

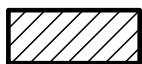
Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

- 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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**12-D-09-UR
USE ON REVIEW**

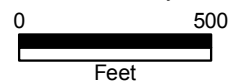


Senior Housing in PR (Planned Residential) & F (Floodway)

Original Print Date: 11/24/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knox Housing Partnership, Inc.

Map No: 57
Jurisdiction: County





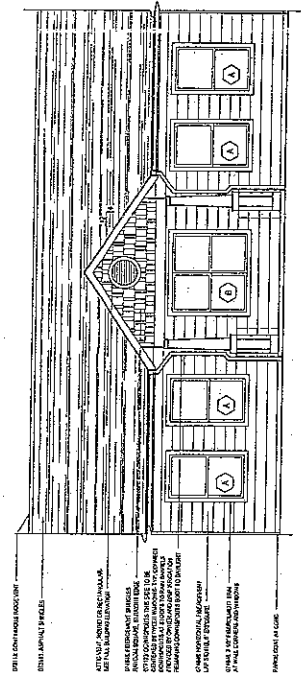
RITZ ARCHITECTS ARCHITECTURE
 1201 W. Jackson Avenue, Suite 211
 Memphis, TN 38119
 Phone: 901.525.2277
 Email: info@ritzarch.com

BLUEBERRY RIDGE
 135 WEST BEAVER CREEK DRIVE | POWELL, TN 37849
 KNOX HOUSING PARTNERSHIP

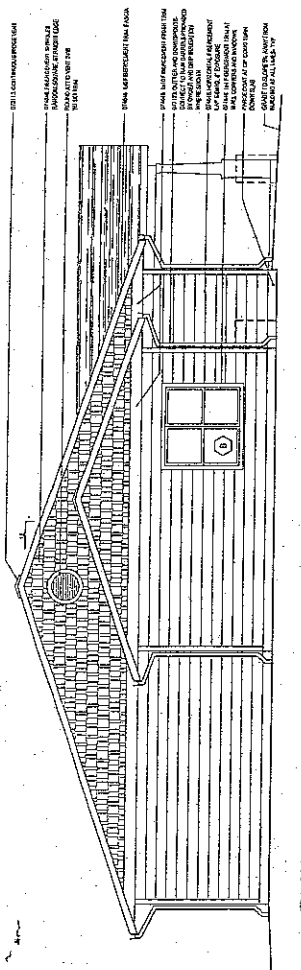
ISSUE
 01/15/12 - Final Elevation
 02/28/12 - Final Elevation
 03/28/12 - Final Elevation

EXTERIOR ELEVATIONS

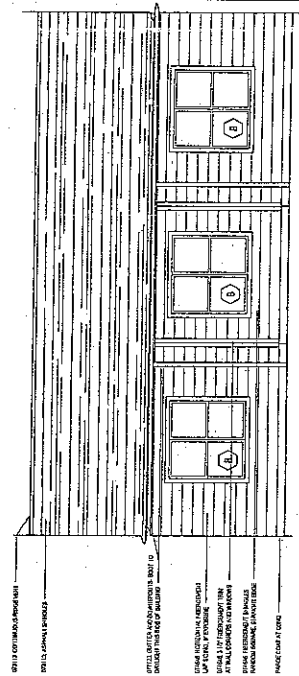
A 201
 Project Number: 090401



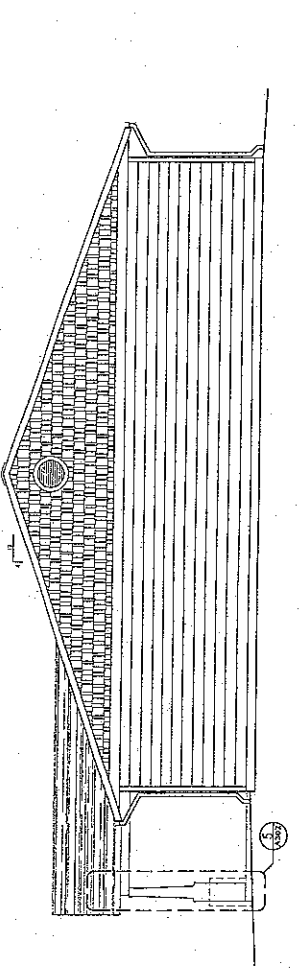
1 Front Unit Elevation (Typical)
 SCALE: 1/8" = 1'-0"
 090401 Exterior Elevation



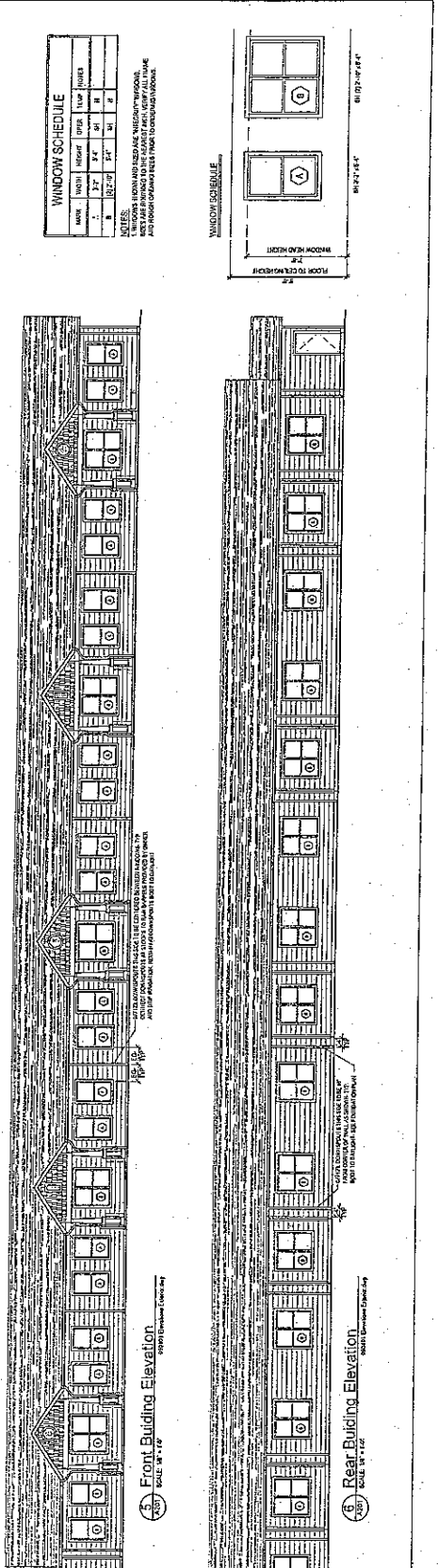
2 Side Elevation (Typical)
 SCALE: 1/8" = 1'-0"
 090401 Exterior Elevation



3 Rear Unit Elevation (Typical)
 SCALE: 1/8" = 1'-0"
 090401 Exterior Elevation



4 Opposite Side Elevation
 SCALE: 1/8" = 1'-0"
 090401 Exterior Elevation

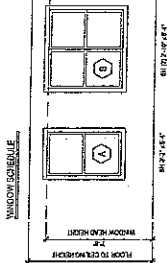


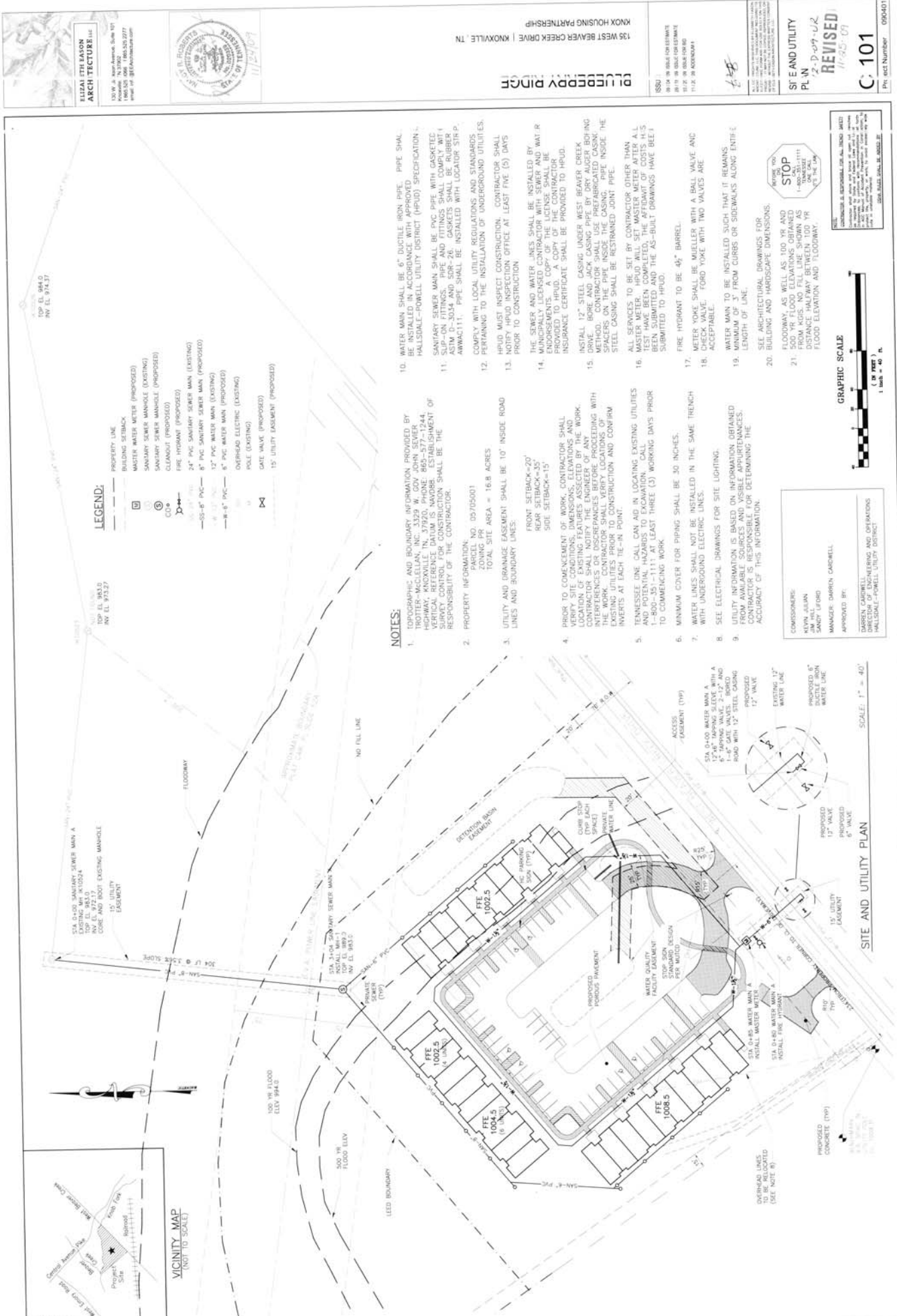
5 Front Building Elevation
 SCALE: 1/8" = 1'-0"
 090401 Exterior Elevation

6 Rear Building Elevation
 SCALE: 1/8" = 1'-0"
 090401 Exterior Elevation

WINDOW SCHEDULE

MARK	LENGTH	HEIGHT	GLASS	TYPE	FINISH
1	3'-0"	4'-0"	6	1	1
2	3'-0"	4'-0"	6	1	1
3	3'-0"	4'-0"	6	1	1
4	3'-0"	4'-0"	6	1	1
5	3'-0"	4'-0"	6	1	1
6	3'-0"	4'-0"	6	1	1
7	3'-0"	4'-0"	6	1	1
8	3'-0"	4'-0"	6	1	1
9	3'-0"	4'-0"	6	1	1
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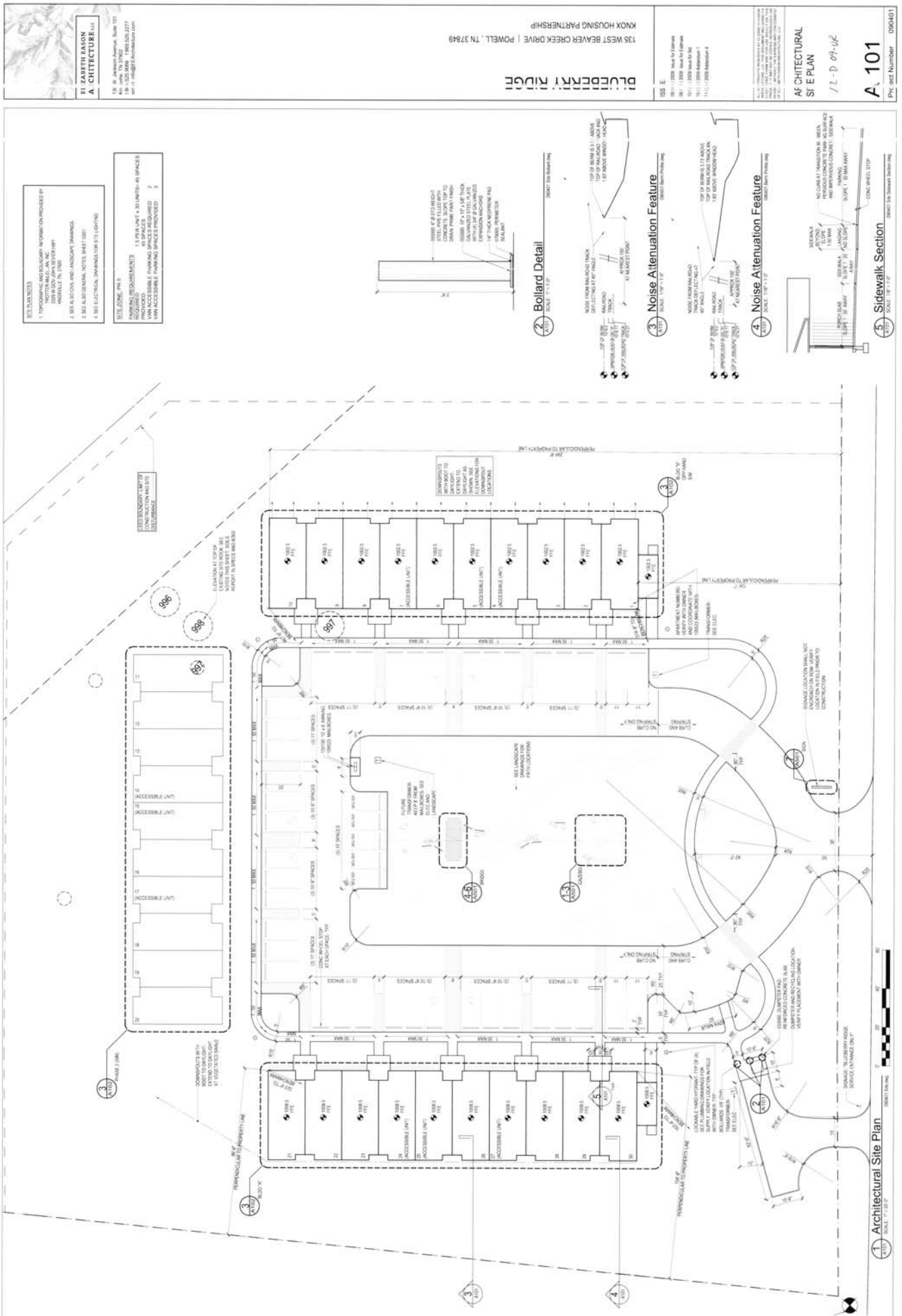
ELIZAI THE ELSON ARCHITECTS, LLC
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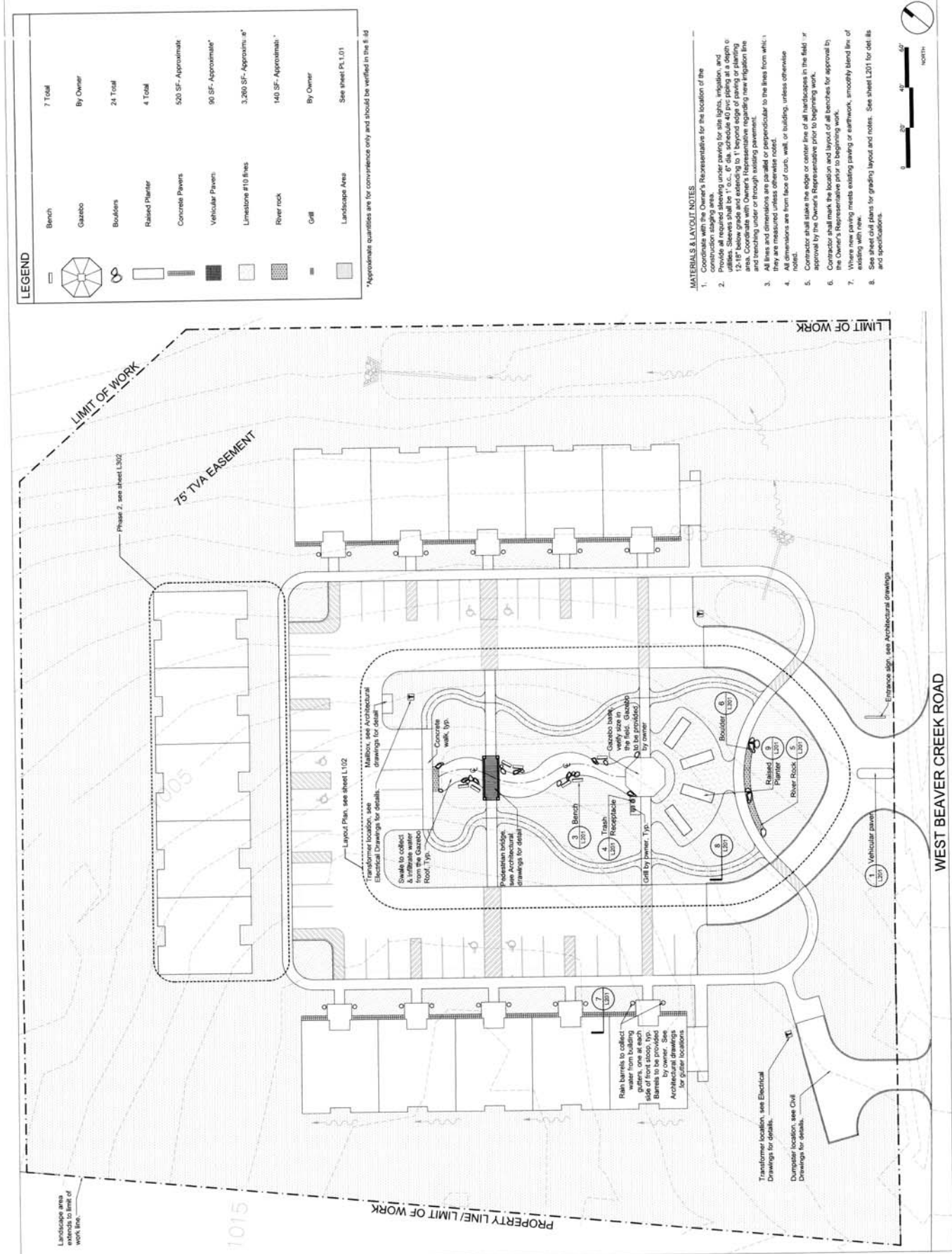
135 WEST BEAVER CREEK DRIVE | KNOXVILLE, TN

BLUEBERRY RIDGE

SITE AND UTILITY PL N
 12-D-09-02
REVISED
 1/25/09

C: 101
 Project Number: 090401





LEGEND

	Bench	7 Total
	Gazabo	By Owner
	Boulders	24 Total
	Raised Planter	4 Total
	Concrete Pavers	520 SF - Approximate
	Vehicular Paving	90 SF - Approximate*
	Limestone #10 River Rock	3,200 SF - Approximate*
	River rock	140 SF - Approximate*
	Grill	By Owner
	Landscape Area	See sheet PL L01

*Approximate quantities are for convenience only and should be verified in the field.

- MATERIALS & LAYOUT NOTES**
1. Coordinate with the Owner's Representatives for the location of the utilities. Sleeves shall be 1" o.c., 6" dia. schedule 40 pipe-piling at a depth of 12'-12" below grade and extending to 1' beyond edge of paving or paving area. Sleeves shall be installed in accordance with the engineering plan and trenching under or through existing pavement.
 2. All areas and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise noted.
 3. All dimensions are from face of curb, wall, or building, unless otherwise noted.
 4. Contractor shall stake the edge or center line of all hardscapes in the field or approved by the Owner's Representatives prior to beginning work.
 5. Contractor shall mark the location and layout of all benches for approval by the Owner's Representative prior to beginning work.
 6. Where new paving meets existing paving or earthwork, smoothly blend line of existing with new.
 7. See sheet Civil plans for grading layout and notes. See sheet L201 for details and specifications.



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 elizabeth@elizabethjason.com

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 hedstrom@hedstromdesign.com

135 WEST BEAVER CREEK DRIVE | KNOXVILLE, TN
 KNOX HOUSING PARTNERSHIP

BLUEBERRY RIDGE

MATERIALS PLAN
 12-D-07-11/C
L101

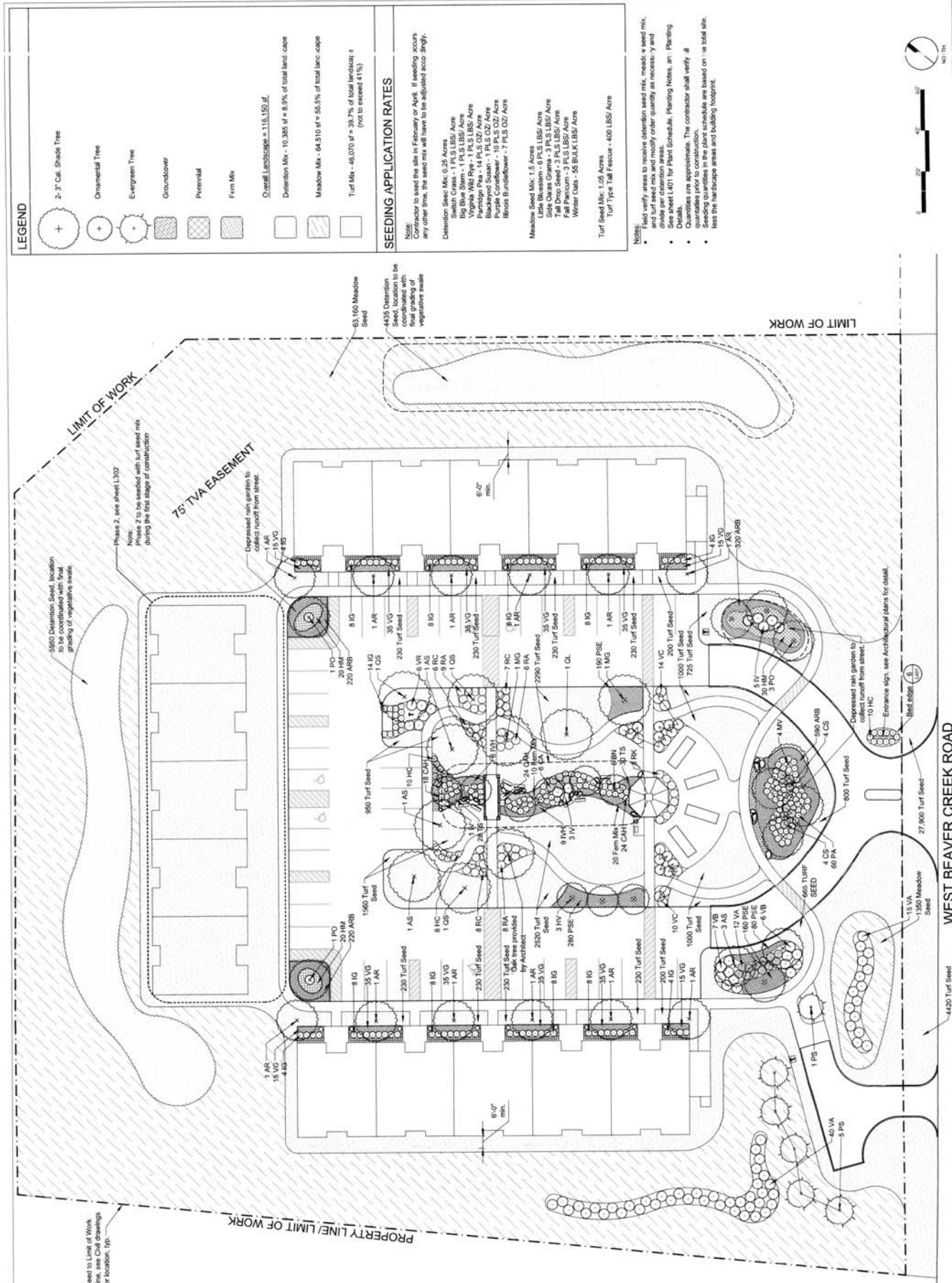
Project Number 090401

ISSUE:

01/24/10 CLIENT REVIEW
08/11/10 PRELIMINARY ESTIMATE
05/12/10 REVISIONS
03/22/10 SUBMIT FOR PERMITS
02/22/10 SUBMIT FOR PERMITS
01/24/10 CLIENT REVIEW

PLANTING PLAN
 12.10.09 JJK
L301

Project Number 090401





135 WEST BEAVER CREEK DRIVE | POWELL, TN 37849
BLUEBERRY RIDGE
KNOX HOUSING PARTNERSHIP

Table with columns: DOOR, FRAME, FINISH, TYPE, MET, HD, etc. It lists various door specifications and materials.

Table with columns: ROOM, FUNCTION/DESCRIPTION, FINISH, MATERIAL, WALLS, MET, HD, etc. It lists room finishes and materials.

Table with columns: ROOM, FUNCTION/DESCRIPTION, FINISH, MATERIAL, WALLS, MET, HD, etc. It lists room finishes and materials.

ABBREVIATIONS
COMP COMPOSITE
PAINT PAINTED
FINISH FINISH

NOTES
1. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
2. DIMENSIONS SHOULD BE READ TO CENTERLINE OF WALL.

DOOR NOTES
VERIFY DOOR SCHEDULES PRIOR TO PROCEED WITH DOOR ORDER.
DOOR FINISHES:
- DOOR FINISH:
- DOOR FRAME FINISH:

ROOM FINISH SCHEDULE
FUNCTION/DESCRIPTION FINISH MATERIAL WALLS MET HD

FINISH NOTES
1. FINISH OPTIONS SHOULD BE COORDINATED WITH ARCHITECT PRIOR TO ORDERING.
2. TRANSITION STRIPS SHALL BE INSTALLED AT ALL CHANGES.

