



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

▶ **FILE #:** 6-D-09-UR

AGENDA ITEM #: 49

AGENDA DATE: 6/11/2009

▶ **APPLICANT:** RONALD A. WATKINS

OWNER(S): RONALD WATKINS

TAX ID NUMBER: 118 PART OF 017 & 017.04

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Yarnell Rd., northeast and southwest side of Lovell Crossing Way.

▶ **APPX. SIZE OF TRACT:** 11.14 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access to the site is via Yarnell Rd., a major collector street with 20' of pavement width within 60' of right of way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek & Beaver Creek

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments

6.46 du/ac

HISTORY OF ZONING: Property rezoned to PR (Planned Residential) / TO (Technology Overlay) by Knox County Commission on May 26, 2009 with the condition that the site is limited to a maximum of 72 dwelling units.

SURROUNDING LAND USE AND ZONING: North: Apartments / OB (Office, Medical & Related Services) / TO (Technology Overlay)

South: Residence and vacant land / BP (Business and Technology Park) and PC (Planned Commercial) with TO (Technology Overlay)

East: Mixed businesses / PC (Planned Commercial) / TO (Technology Overlay)

West: Residences / BP (Business and Technology Park) and PR (Planned Residential) with TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with businesses, offices and a business park along Lovell Rd. frontage. The adjacent property is developed with an apartment complex, under OB/TO zoning. Further west, along Yarnell Rd. are lower density residential uses.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for up 72 dwelling units as shown on the development plan subject to 7 conditions

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County if required (County Ord. 91-1-102).
4. Installing all landscaping, as shown on the landscape plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
5. Construction of the sidewalks as shown on the development plan meeting American Disability Act requirements.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Obtaining approval of a final plat for the resubdivision of the two tax parcels which incorporates any right-of-way dedication for the realignment of Yarnell Rd. and recording that plat with the Knox County Register of Deeds.

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 72 dwelling units as the second phase to the Lovell Crossing apartment complex located off of Yarnell Rd., northwest of Lovell Rd. Phase I of the development has a total of 216 dwelling units and was approved under OB (Office, Medical & Related Services) zoning.

The Planning Commission had recommend approval of the rezoning of this property to PR (Planned Residential) / TO (Technology Overlay), limited to a maximum of 72 dwelling units, on April 9, 2009. The property was rezoned to PR (Planned Residential) / TO (Technology Overlay) by Knox County Commission on May 26, 2009 with the condition that the site is limited to a maximum of 72 dwelling units.

The area of the two parcels that are a part of this application is 11.14 acres. With the proposed relocation of Yarnell Rd. through the property (a Tennessee Department of Transportation (TDOT) road project currently under construction), the actual development area for the project is 5.76 acres which creates a density of approximately 12.5 du/ac. The proposed units will be a part of the Lovell Crossing Apartment complex and have access to the existing amenities. The Phase II development will be split by Lovell Crossing Way, the existing driveway off of Yarnell Rd. that serves the development. There will be two buildings with a total of 48 units on the east side of Lovell Crossing Way and 24 units in one building on the west side. Each section will have a gated entrance. Sidewalks are being provided for pedestrian access between phases of the development and for access out to Yarnell Rd.

The applicant submitted a revised traffic impact study for the proposed development. Based on the analysis, the study shows that the existing road system and improvements being made by TDOT will operate at acceptable levels of service and therefore no traffic improvements are recommended.

While the property is located within the TO (Technology Overlay) district, residential development plans are not reviewed by the Tennessee Technology Corridor Development Authority (TTCDA).

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. The traffic impact study that has been prepared for the development identifies that the road system will continue to operate at acceptable levels of services with the proposed development and therefore no traffic improvements are recommended.
3. With an estimated 17 school age children, there will be minimal impact on the public school system.

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 housing 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 Northwest County Sector Plan, as amended by the TTCDA Comprehensive Development Plan, 2008 update, designates that this site is located within a Mixed Use Special District (MU-NWCO4). The proposed development is consistent with the sector plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 710 (average daily vehicle trips)

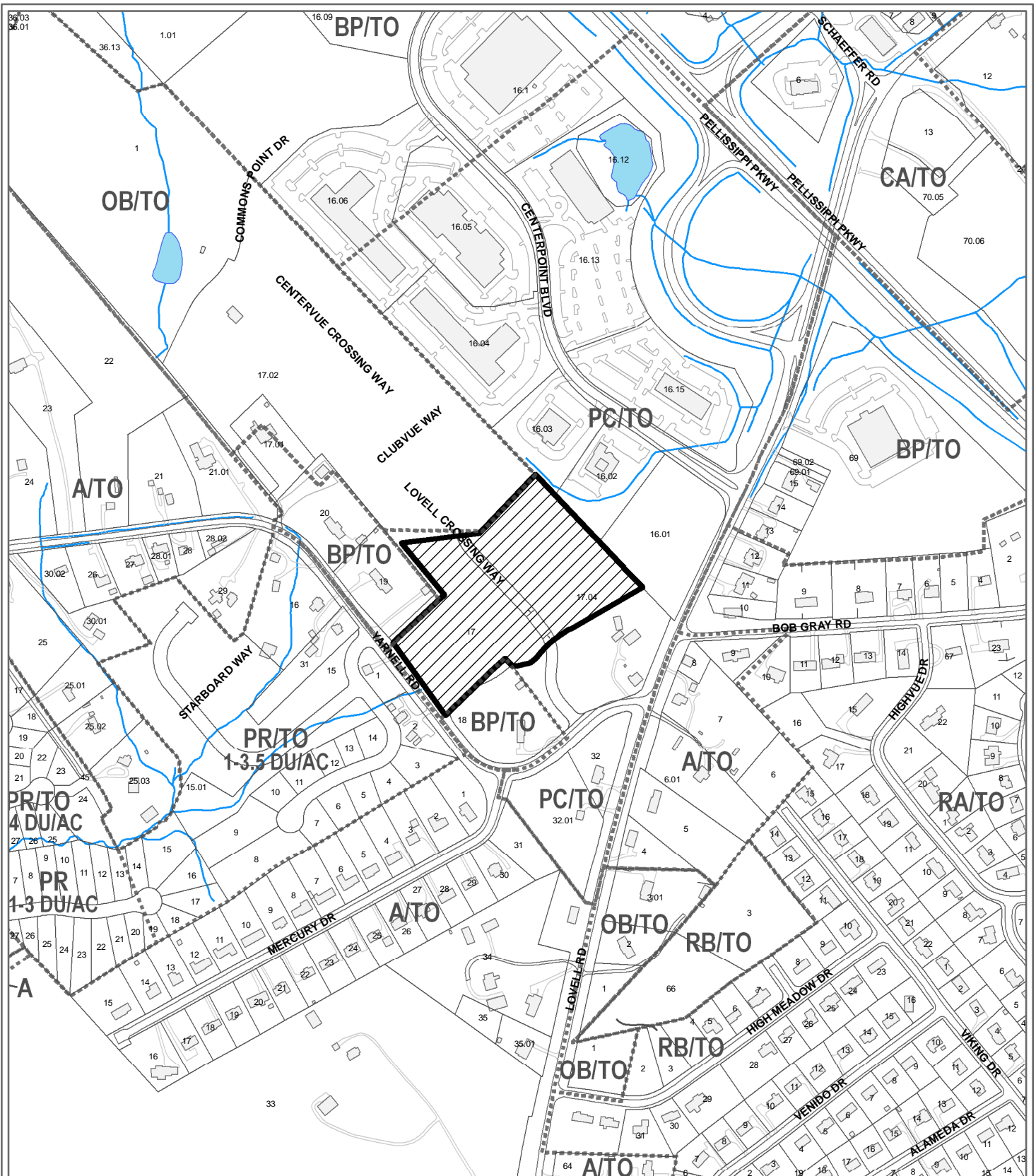
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- 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.



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



Apartments in PR (Planned Residential) Pending / TO (Technology Overlay)

Original Print Date: 5/20/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

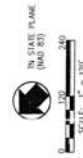
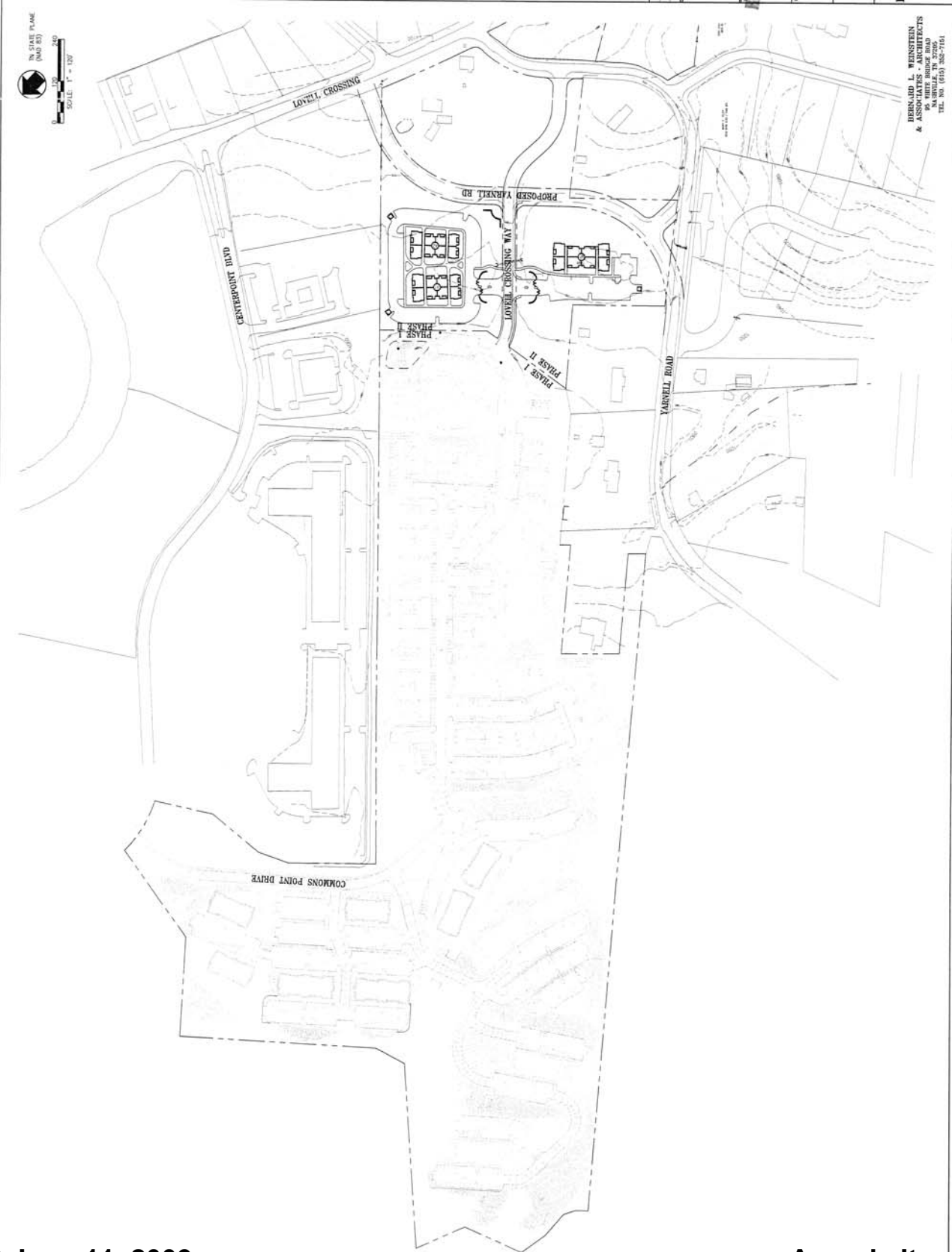
Revised:

Petitioner: Watkins, Ronald A.

Map No: 118

Jurisdiction: County





10-1009-02

DATE	
REVISIONS	
 Cannon & Cannon, Inc. Consulting Engineers, Architects, Planners & Interiors 518 UNION AVENUE KNOXVILLE, TN 37902	
PROJECT	REVISED 5-8-09 IMS I, INC. 518 UNION AVENUE KNOXVILLE, TN 37902
PROJECT	1. YARNELL CROSSING PHASE II 2. 300X COUNTY TENNESSEE
PROJECT	USE ON I REVIEW OVERALL PLAN
PROJECT	FOR ALL REVISIONS: 0000-0000 DATE: MAY 27, 2009 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT NO.: [blank]
PROJECT	PRELIMINARY FOR REVIEW ONLY UR1.01

BERNARD L. WEINSTEIN
& ASSOCIATES - ARCHITECTS
 24 HINTZ AVENUE
 KNOXVILLE, TN 37912
 TEL. NO. (615) 582-7151

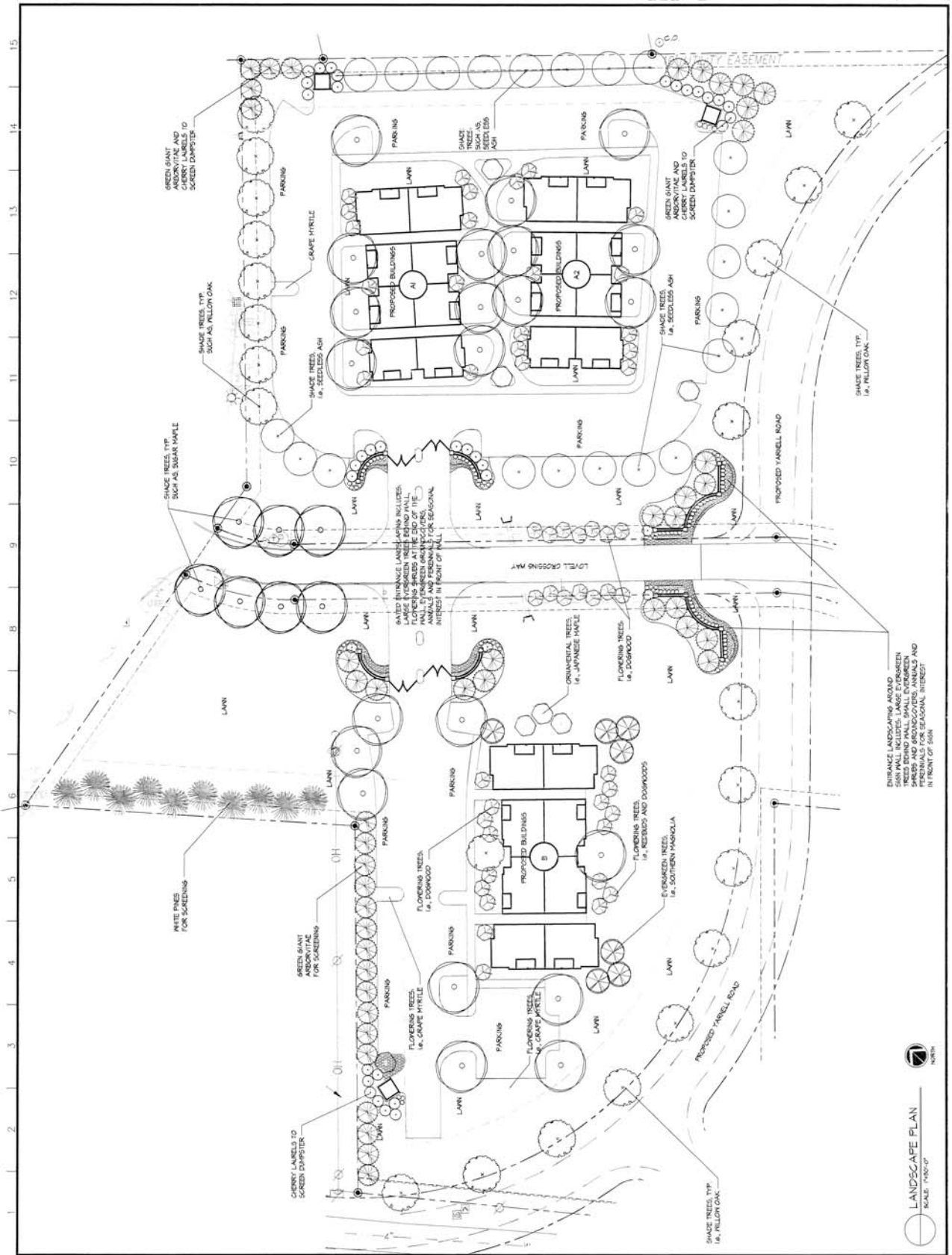
6.D.14-UR

LEVEL CROSSING
 PHASE II
 KNOX COUNTY, TENNESSEE
 LANDSCAPE PLAN

DATE	ISSUED BY	DATE
10/27/09	10/27/09	

PRELIMINARY

L1.0



STRATEGIC LANDSCAPING ARRANGING TREES BEHIND WALLS, LARGE EVERGREEN TREES BEHIND WALLS, SMALL EVERGREEN TREES BEHIND WALLS AND PERENNIALS FOR SEASONAL INTEREST IN FRONT OF SIGN



LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

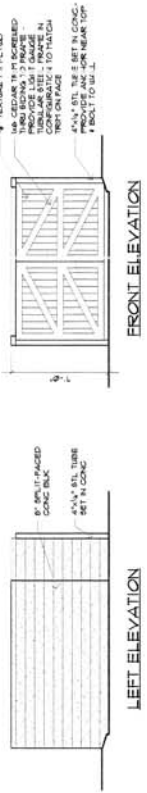
BERNARD L. WEINSTEIN & ASSOCIATES - ARCHITECTS
NASHVILLE, TENNESSEE

PROJ. NO. 062/26/09
DATE 06/26/09
REVISED

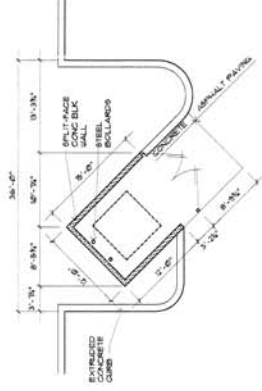
LOVELL CROSSING TWO
F.H.A. PROJECT NO. KNOXVILLE, TENNESSEE

ACCESS GATES & DUMPSTER DETAILS

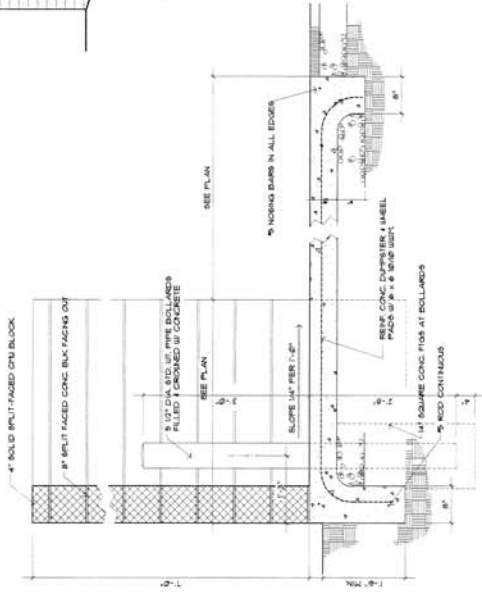
A1



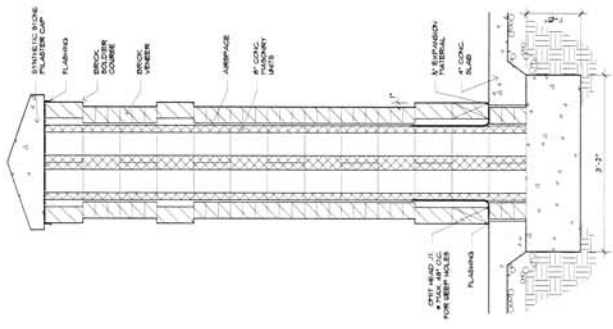
LEFT ELEVATION
FRONT ELEVATION
DUMPSTER PAD / SCREEN ELEVATIONS
SCALE: 1/4" = 1'-0"



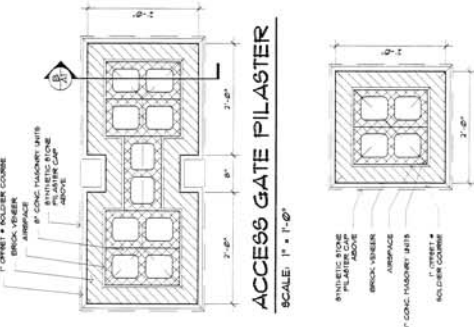
DUMPSTER PAD / SCREEN ELEVATIONS
SCALE: 1/8" = 1'-0"



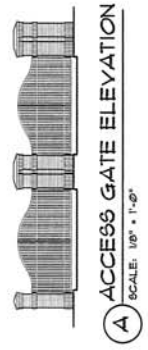
SECTION THRU DUMPSTER PAD / SCREEN
SCALE: 3/4" = 1'-0"



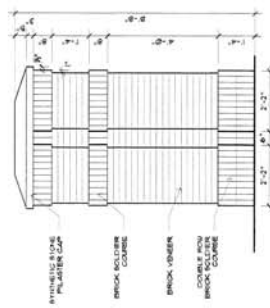
PILASTER SECTION
SCALE: 1/2" = 1'-0"



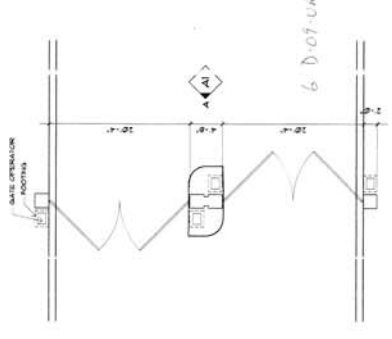
ACCESS GATE PILASTER
SCALE: 1" = 1'-0"



ACCESS GATE ELEVATION
SCALE: 1/8" = 1'-0"



PILASTER ELEVATION
SCALE: 1/2" = 1'-0"



ENTRANCE ACCESS GATE PLAN
SCALE: 1/8" = 1'-0"

BERNARD L. WEINSTEIN
 & ASSOCIATES - ARCHITECTS
 NASHVILLE, TENNESSEE

PROJ. NO.
 DATE
 04/28/09
 REVISED

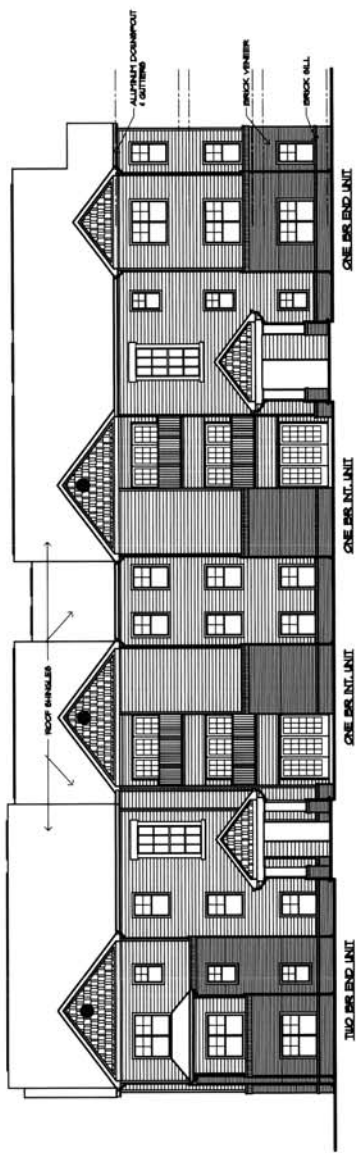
LOVELL CROSSING - PHASE II
 F.H.A. PROJECT NO.
 KNOXVILLE, TENNESSEE

BUILDING ELEVATIONS

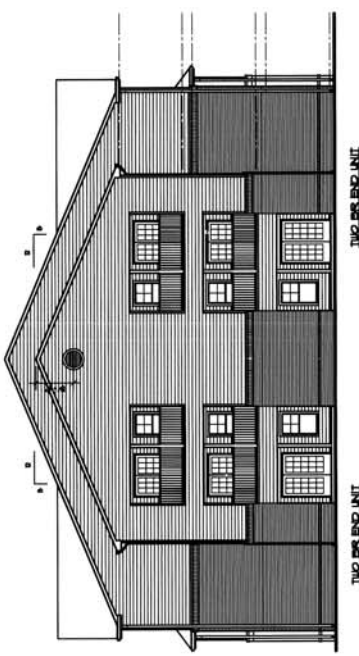
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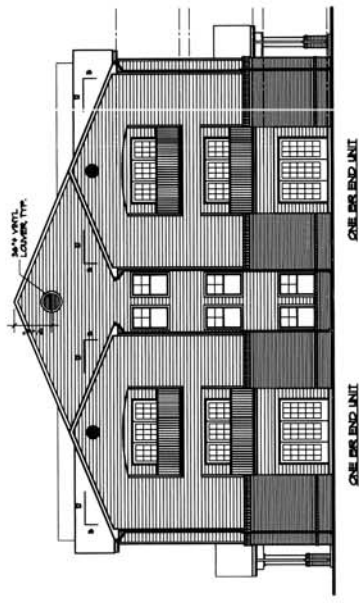
6-D-09-02



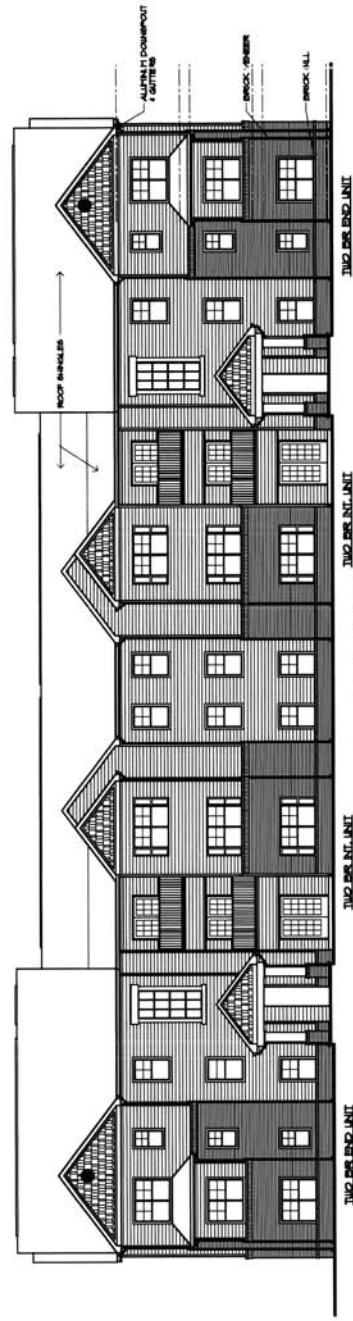
BUILDING A1 & A2 NORTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"
 SOUTHEAST ELEVATIONS OPT. HAND



BUILDING A1 & A2 NORTHEAST ELEVATION
 & BUILDING B END ELEVATIONS
 SCALE: 1/8" = 1'-0"



BUILDING A1 & A2 SOUTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING B NORTHWEST ELEVATION
 SOUTHEAST ELEVATION OPT.
 SCALE: 1/8" = 1'-0"

6-D-09-UR



Cannon & Cannon, Inc.
Consulting Engineers • Field Surveyors

May 8, 2009

Mr. Nathan Benditz
Knoxville-Knox County Metropolitan Planning Commission
City/County Building, Suite 403
400 Main Street
Knoxville, TN 37902

**RE: Traffic Impact Study Update - Proposed Changes to
Centerpoint Commons/Lovell Crossing Development**

Dear Mr. Benditz:

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 primarily involve the elimination of the shopping center component of the retail portion of the development, and replacement with seventy-two apartments. These apartments are in addition to the 216 originally proposed and currently constructed. FIGURE 1 is a site plan of the development as modified and currently proposed.

TABLE 1 summarizes the trip generation for the portions of the development yet to be constructed and/or occupied. This includes the seventy-two apartments discussed above, as well as a proposed pharmacy and ten of the total eleven proposed Centerpoint Commons office buildings. These trips were distributed and assigned to the adjacent roadways and intersections in a fashion similar to the original traffic impact study (dated December 14, 2005), and as shown on Figures 2 thru 5.

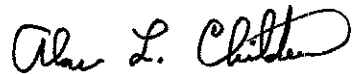
For purposes of this evaluation of proposed changes to the Centerpoint Commons/Lovell Crossing development, new traffic counts were conducted at three intersections and evaluations conducted at four intersections, as directed by Knoxville-Knox County MPC. These evaluations involved three scenarios: Existing Traffic and Existing Roadways, Year 2012 Background Traffic with TDOT Lovell Widening, and Year 2012 Combined Traffic with TDOT Lovell Widening (full build-out). TABLE 2 provides a summary of the intersection capacity analysis that is the primary component of these evaluations, and copies of computer print-out summaries are attached.

The primary conclusion of this traffic impact assessment is that all evaluated intersections will operate at acceptable levels-of-service of "D" or better under the traffic conditions resulting from full build-out of the proposed Centerpoint Commons/Lovell Crossing development. This conclusion is dependent on the completion of the roadway and intersection improvements as currently planned for Lovell Road by the Tennessee Department of Transportation.

8550 Kingston Pike • Knoxville, TN 37919 • Tel: 865.670.8555 • Fax: 865.670.8866 • www.cannon-cannon.com

Please do not hesitate to contact us if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Alan L. Childers". The signature is written in a cursive style with a large, looping initial "A".

Alan L. Childers, P.E.
Vice-President

Attachments: Tables and Figures
Data
Analyses

cc: Ms. Cindy Pionke, P.E.
Mr. Jeff Beckett, P.E.
CCI Project File No. 00883-0000