

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

▶ **FILE #:** 2-D-09-UR **AGENDA ITEM #:** 61
 POSTPONEMENT(S): 2/12/2009 **AGENDA DATE:** 3/12/2009

▶ **APPLICANT:** **OUTBACK DEVELOPMENT, LLC**
 OWNER(S): OUTBACK DEVELOPMENT, LLC

TAX ID NUMBER: 144 F D 019-034
 JURISDICTION: County Commission District 5
 ▶ **LOCATION:** **East and west side of Andalusian Way, south side of Westland Dr.**
 ▶ **APPX. SIZE OF TRACT:** **6.2 acres**
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Andalusian Wy., a private joint permanent easement with a pavement width of 26' within a 40' wide right-of-way
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Sinking Creek

▶ **ZONING:** **PR (Planned Residential)**
 ▶ **EXISTING LAND USE:** **Attached residential development**
 ▶ **PROPOSED USE:** **Revised attached residential development**
 3.99 du/ac total development
 HISTORY OF ZONING: Development plans for this site were approved by MPC in 2002 and 2003
 SURROUNDING LAND USE AND ZONING: North: Convenience commercial / I industrial & A agricultural
 South: Attached & detached dwellings / PR residential
 East: Detached dwellings / PR residential
 West: Detached dwellings / PR residential
 NEIGHBORHOOD CONTEXT: Property in the area is zoned PR residential, A agricultural and I industrial. Development in the area consists of detached and attached dwellings, a convenience store, A.L. Lotts Elementary School and Gettysvue Country Club.

STAFF RECOMMENDATION:

- ▶ **Approve the revised development to permit one story dwellings and the revised landscaping plan as shown subject to 2 conditions**
1. Meeting all requirements of the Knox County Zoning Ordinance
 2. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for each individual unit, or posting a bond with the Knox County Dept. of Engineering & Public Works to guarantee such installation

COMMENTS:

In 2002, this applicant received approval of a development plan for this site that called for up to 38 condominium units on this site. In 2003 that plan was revised by reducing the total number of attached units down to 34 and at the same time changing from condominiums to a "zero lot line" subdivision. Subsequently, all 34 lots were recorded and approximately 50% of the dwellings have been constructed. As part of the use on review process, MPC approves the proposed architectural elevations of the proposed development. In this case, the approved plans call for all of the dwellings to be constructed as two story units. The applicant is now requesting that one story dwellings be permitted on that portion of the development that is north of Thoroughbred Way. Additionally, the applicant is proposing a change in the boundary treatment between this project and the adjoining detached residential subdivision. The previously approved plan shows a six foot high wall along the boundary between the proposed development and the subdivision. The applicant is now requesting that the wall be eliminated and a double row of Leyland cypress trees be installed to create the buffer between the subdivisions.

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

1. The proposed revised development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed development is consistent in use and density with the recent zoning and subdivision development in the area.
3. Access to this project will be limited to the internal street system.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed revised development plan meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed development is consistent with the general standards for uses permitted on review: It 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knox County Southwest Sector permits LDR (Low Density Residential) development to occur on this site. Development of this site as proposed conforms to the Sector plan.

ESTIMATED TRAFFIC IMPACT 184 (average daily vehicle trips)

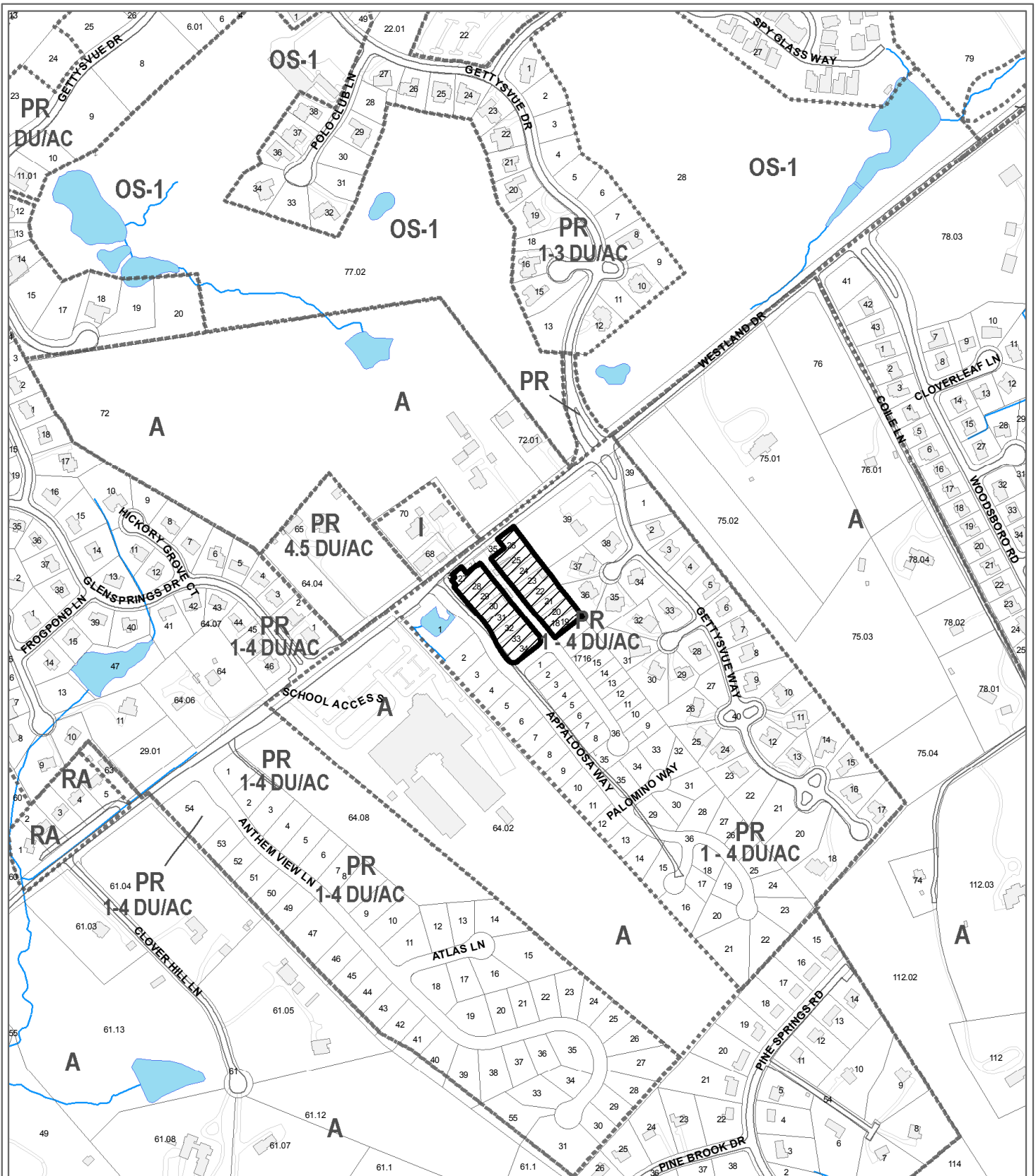
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

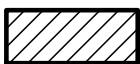
Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- 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.



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



Revised attached residential development in PR (Planned Residential)

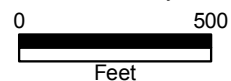
Original Print Date: 1/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

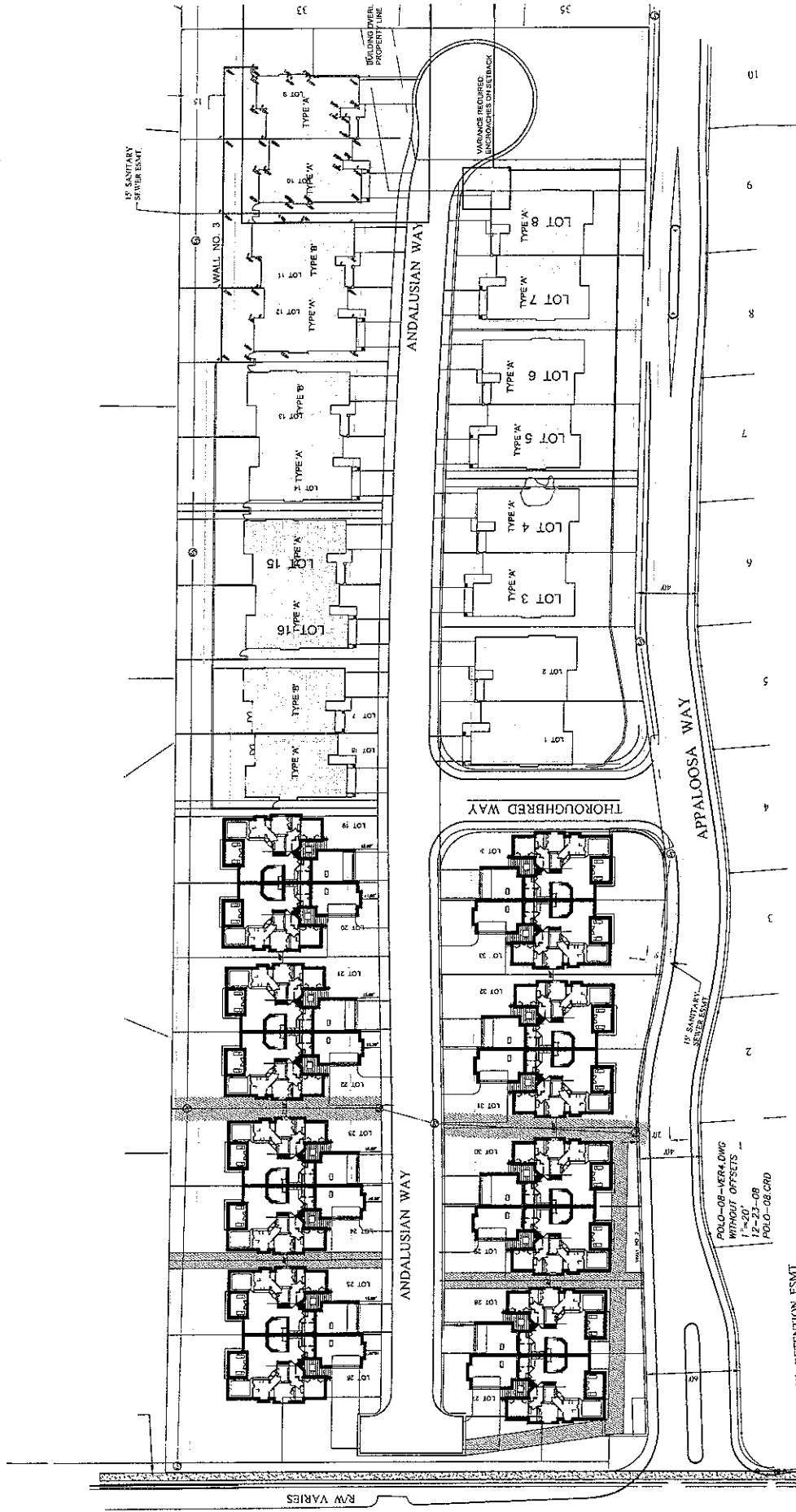
Revised:

Petitioner: Outback Development, LLC

Map No: 144

Jurisdiction: County





(OWNER) - SPIRIT OF THE SMOOKIES, LLC

(OWNER) - SPIRIT OF THE SMOOKIES, LLC

EX. DETENTION TBSMT
22,357.08 Sq.Ft.

POLO-08-VERA.DWG
WITHOUT OFFSETS
1'-0" TO 2'-0"
12-23-08
POLO-08.GRD

THOROUGHBRD WAY

APPALOOSA WAY

ANDALUSIAN WAY

ANDALUSIAN WAY

WALL NO. 3

15' SANITARY
SEWER ESENT.

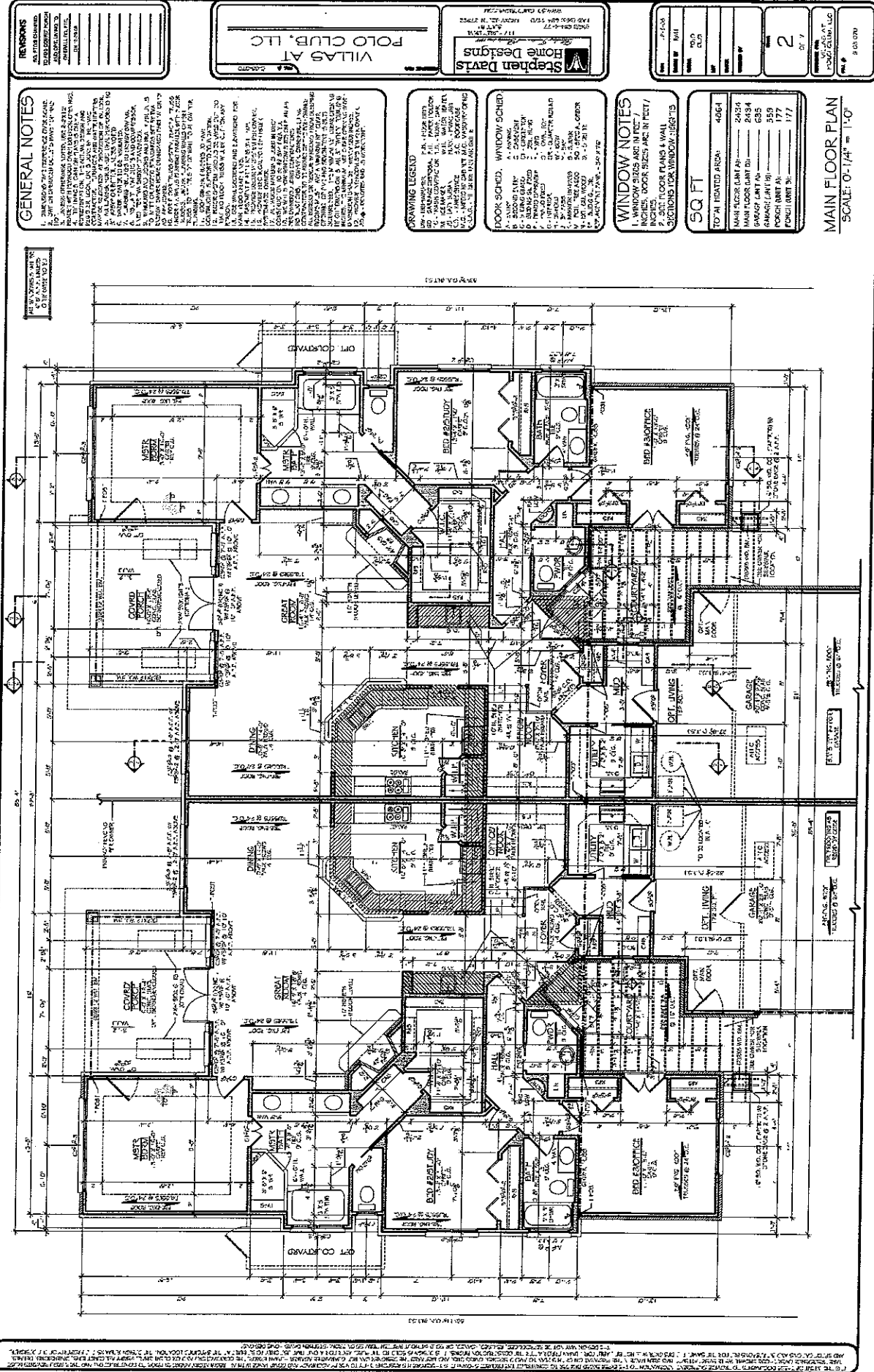
BUILDING OVERLAP
PROPERTY LINE

VARIANCES REQUIRED
ENCROACHES ON SETBACK

2-D-08-VR
9

1 OF 2
REVISION NO.

THE POLO CLUB
REVISED NORTH END LAYOUT
PROJECT NO: SCALE: 1"=100'
DRAWN: TB ISSUE DATE: 2008.12.29 DWG ORIGIN:
12/29/08



GENERAL NOTES

1. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. FINISHES ARE AS NOTED OR SEE SPECIFICATIONS.
4. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
6. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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8. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
9. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
10. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

DRAWING LEGEND

1. FINISHES
 2. WALLS
 3. DOORS
 4. WINDOWS
 5. STAIRS
 6. ELEVATORS
 7. MECHANICAL
 8. ELECTRICAL
 9. PLUMBING
 10. OTHER

POOR SCHED. WINDOW SCHED.

A. FINISH
 B. MATERIAL
 C. WEIGHT
 D. PRICE
 E. COMMENTS

WINDOW NOTES

1. WINDOW SIZES ARE IN FEET / INCHES. DOOR SIZES ARE IN FEET / INCHES.
2. ALL WINDOW PLANS & WALL SECTIONS FOR WINDOWS - HEIGHTS

50 FT

TOTAL HEATED AREA:	4864
MAIN FLOOR (UNIT #):	2434
SECOND FLOOR (UNIT #):	2434
POORCH (UNIT #):	665
POORCH (UNIT #):	177
POORCH (UNIT #):	177

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

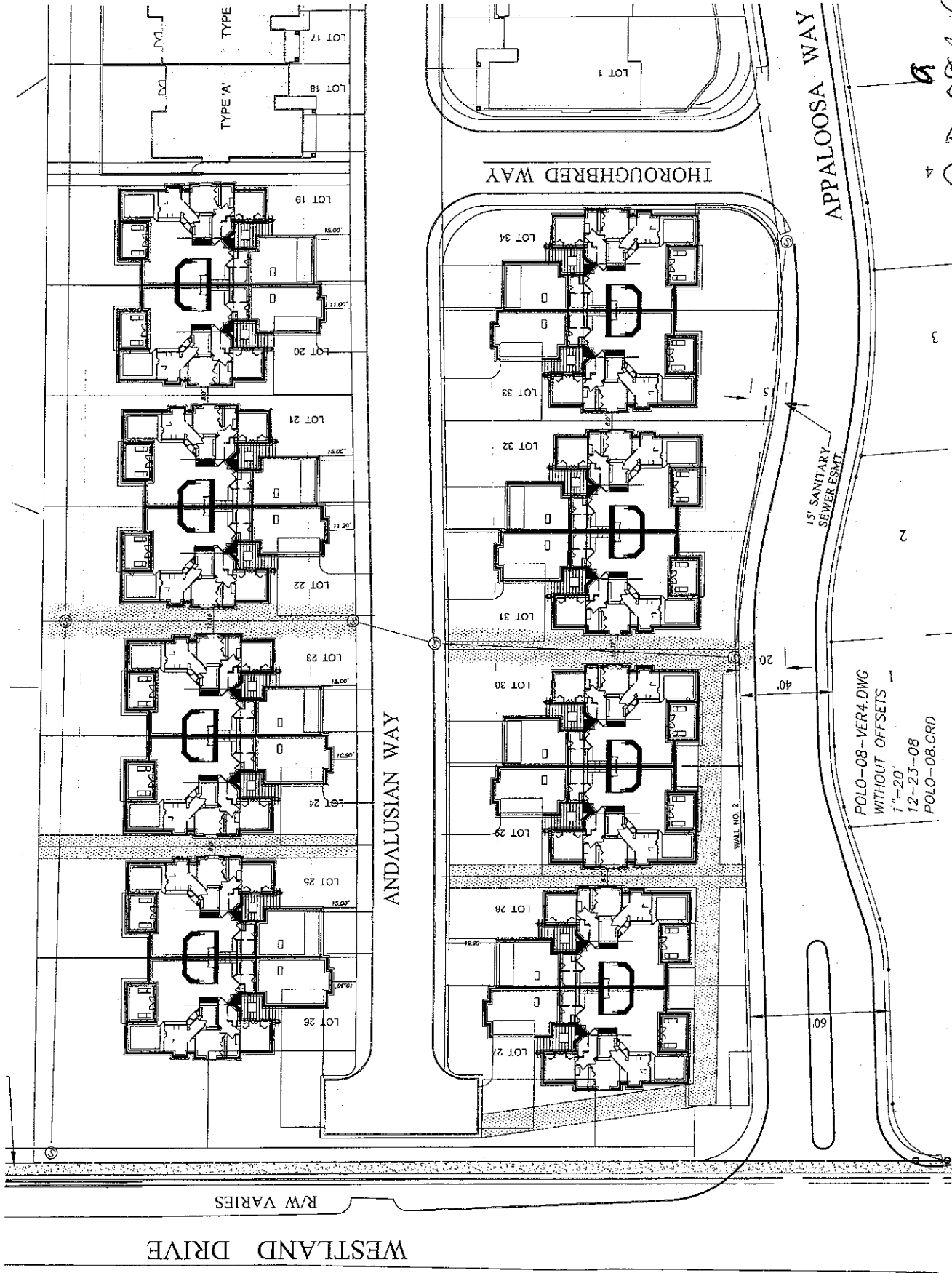
Stephen Davils
 Home Designs
 117 S. 1st St.
 Phoenix, AZ 85001
 (602) 254-1177

POLO CLUB, LLC
 2000 N. 19th Ave.
 Phoenix, AZ 85016

REVISIONS

NO.	DATE	DESCRIPTION

2-D-00-WR
 12/29/08
 9



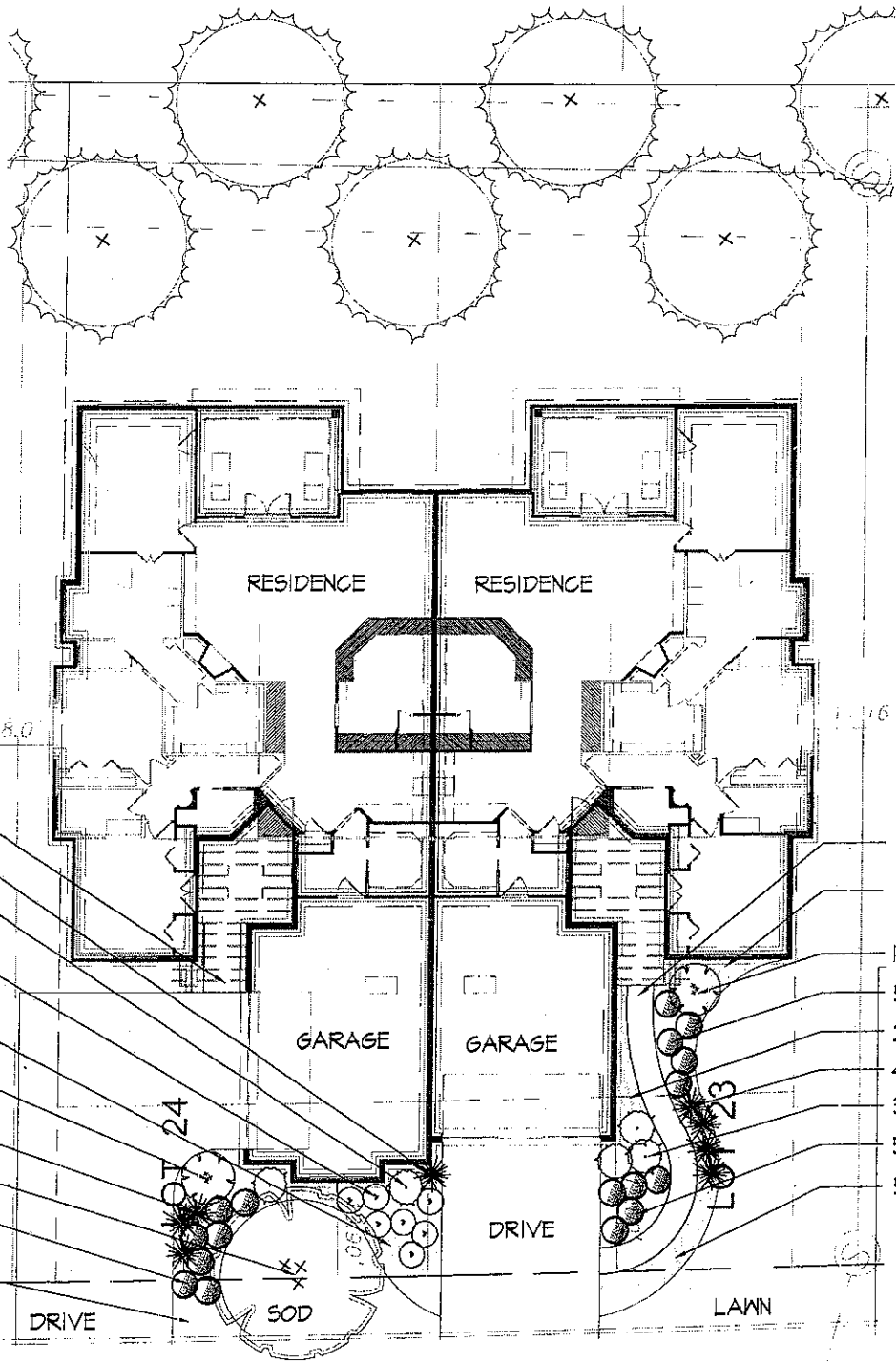
4
 2-DOOR
 12/29/08

2 OF 2
 REVISION NO.

THE POLO CLUB
 REVISED NORTH END LAYOUT

PROJECT NO: SCALE: 1"=60'
 DRAWN: TB
 ISSUE DATE: 2008.12.29 DWG ORIGIN:

4 RW



- SIDEWALK
- 1-BROOMEDGE
- 2-COMPACT INKBERRY
- 7-RED SPRITE WINTERBERRY
- 46-CREEPING LILY TURF (12" O.C.)
- 1-CENTER GLOW NINEBARK
- 3-BROOMEDGE
- 1-SERVICEBERRY
- 7-LITTLE HENRY ITEA
- 26-CREEPING LILY TURF (12" O.C.)

- SIDEWALK
- 8-CREEPING LILY TURF (12" O.C.)
- 1-CENTER GLOW NINEBARK
- 5-LITTLE HENRY ITEA
- 22-CREEPING LILY TURF
- 4-BROOMEDGE
- 3-COMPACT INKBERRY
- 5-LITTLE HENRY ITEA
- 59-CREEPING LILY TURF (12" O.C.)

REVISED
1-13-09

2/10-09

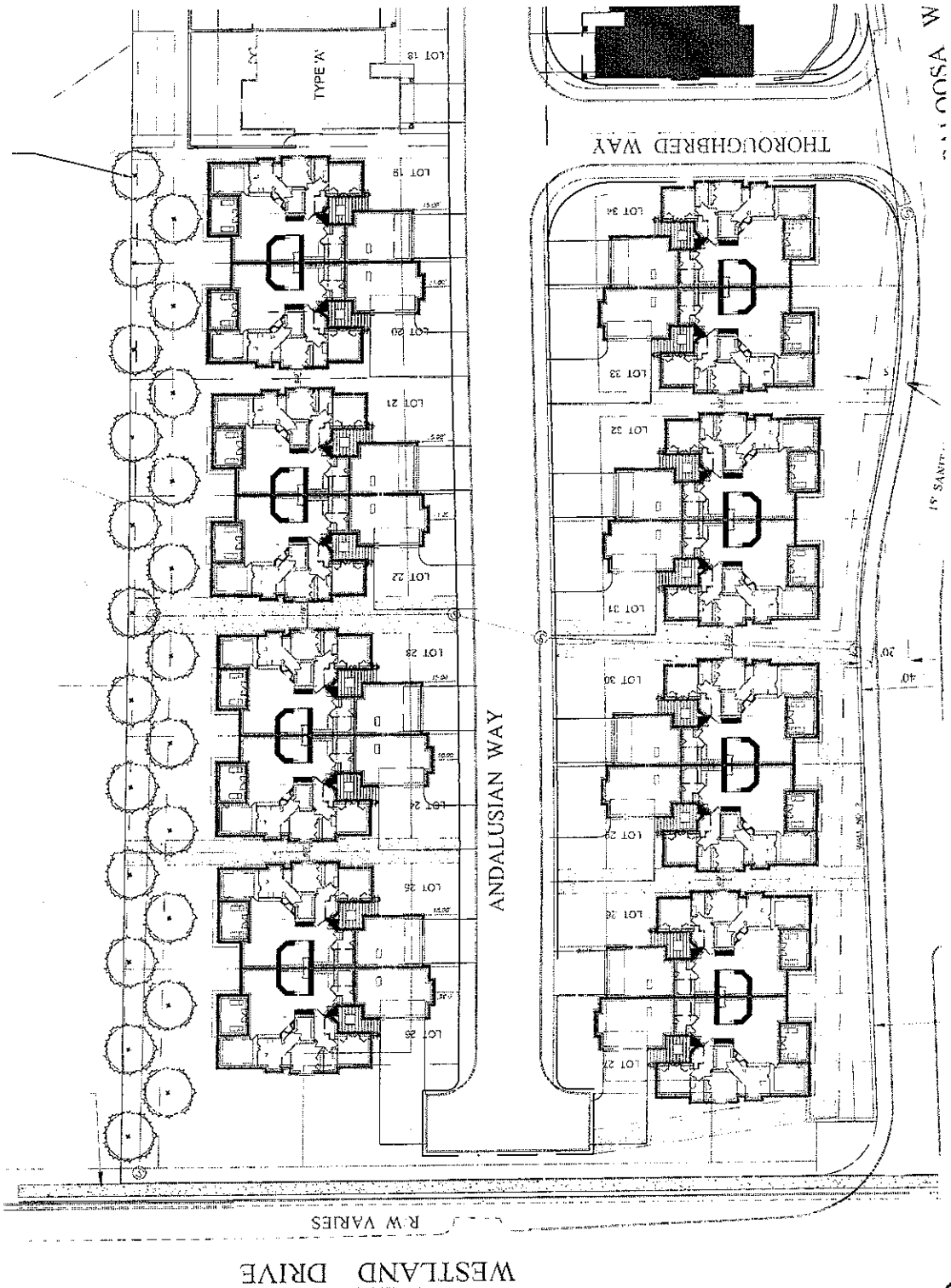


NORTH

THE VILLAS AT THE POLO CLUB				
LANDSCAPE PLAN				
PROJECT NO: 09001	SCALE: 1"=20'	DRAWN: BJ	DATE: 01.08.09	DWG ORIGIN:

	REVISION NO.
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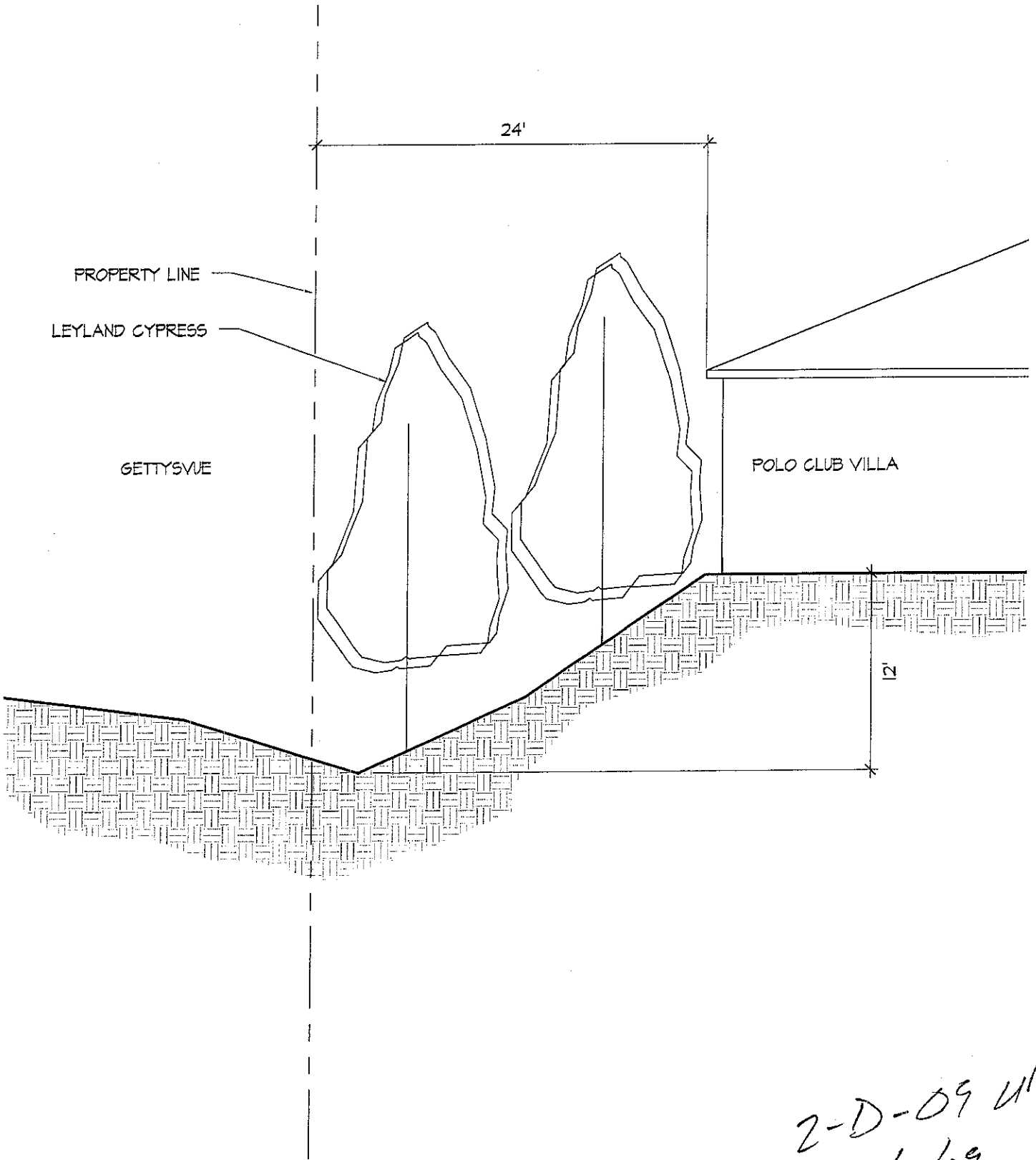
23-LEYLAND CYPRESS
12' OC



2-D-09 UE
1/13/09

THE VILLAS AT THE POLO CLUB
LANDSCAPE SCREEN
PROJECT NO: 09001 SCALE: 1/64"=1' DRAWN: BJ DATE: 01.08.09 DWG ORIGIN:

REVISION NO.



*2-D-09 UR
1/13/09*

THE VILLAS AT THE POLO CLUB

SECTION

PROJECT NO: 09001 SCALE: 1/8"=1' DRAWN: BJ DATE: 01.08.09 DWG ORIGIN:

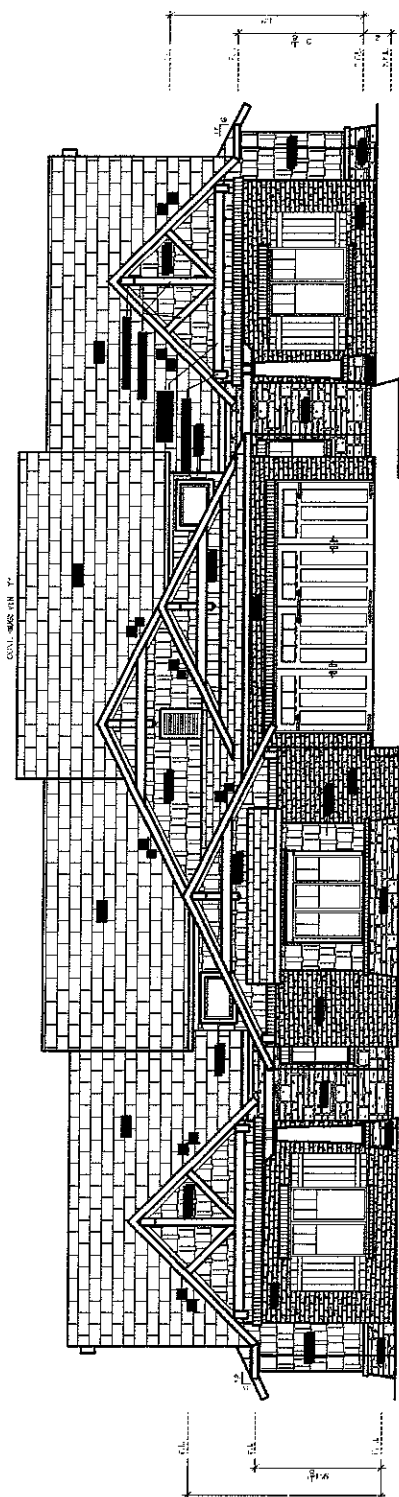
REVISION NO.

REVISIONS	DATE

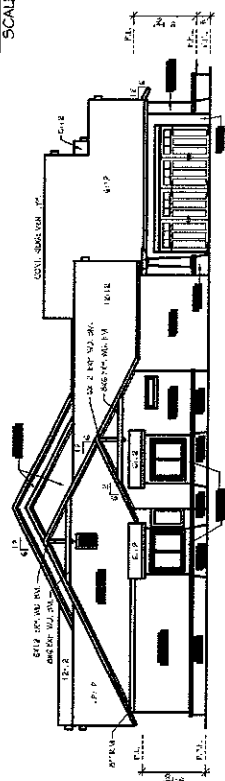
Stephen Davis Home Designs
 11111 W. 11TH AVENUE
 SUITE 100
 DENVER, CO 80233
 (303) 733-2777
 FAX: (303) 733-2778
 WWW.SDHOMEDESIGNS.COM

VILLAS AT POLO CLUB, LLC

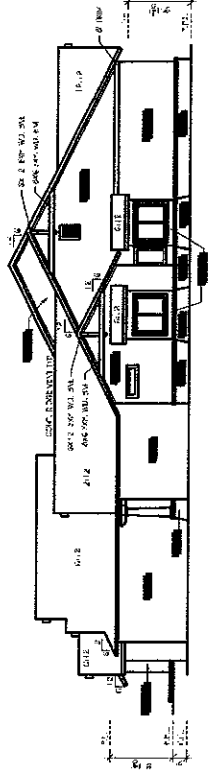
DATE: 04/08/09	BY: JLD
PROJECT: POLO CLUB, LLC	NO. 5
SHEET NO. 5	TOTAL SHEETS: 7
SCALE: AS SHOWN	
DATE: 04/08/09	BY: JLD
PROJECT: POLO CLUB, LLC	
SHEET NO. 5	TOTAL SHEETS: 7
SCALE: AS SHOWN	



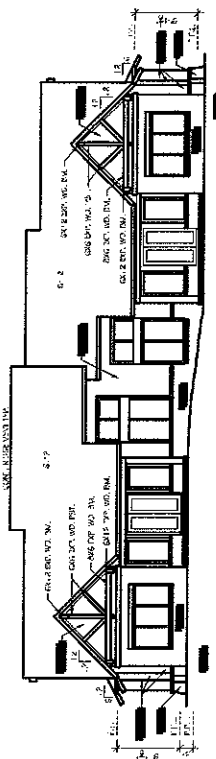
FRONT ELEVATION
 SCALE: 0'-1/4" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 0'-1/8" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 0'-1/8" = 1'-0"

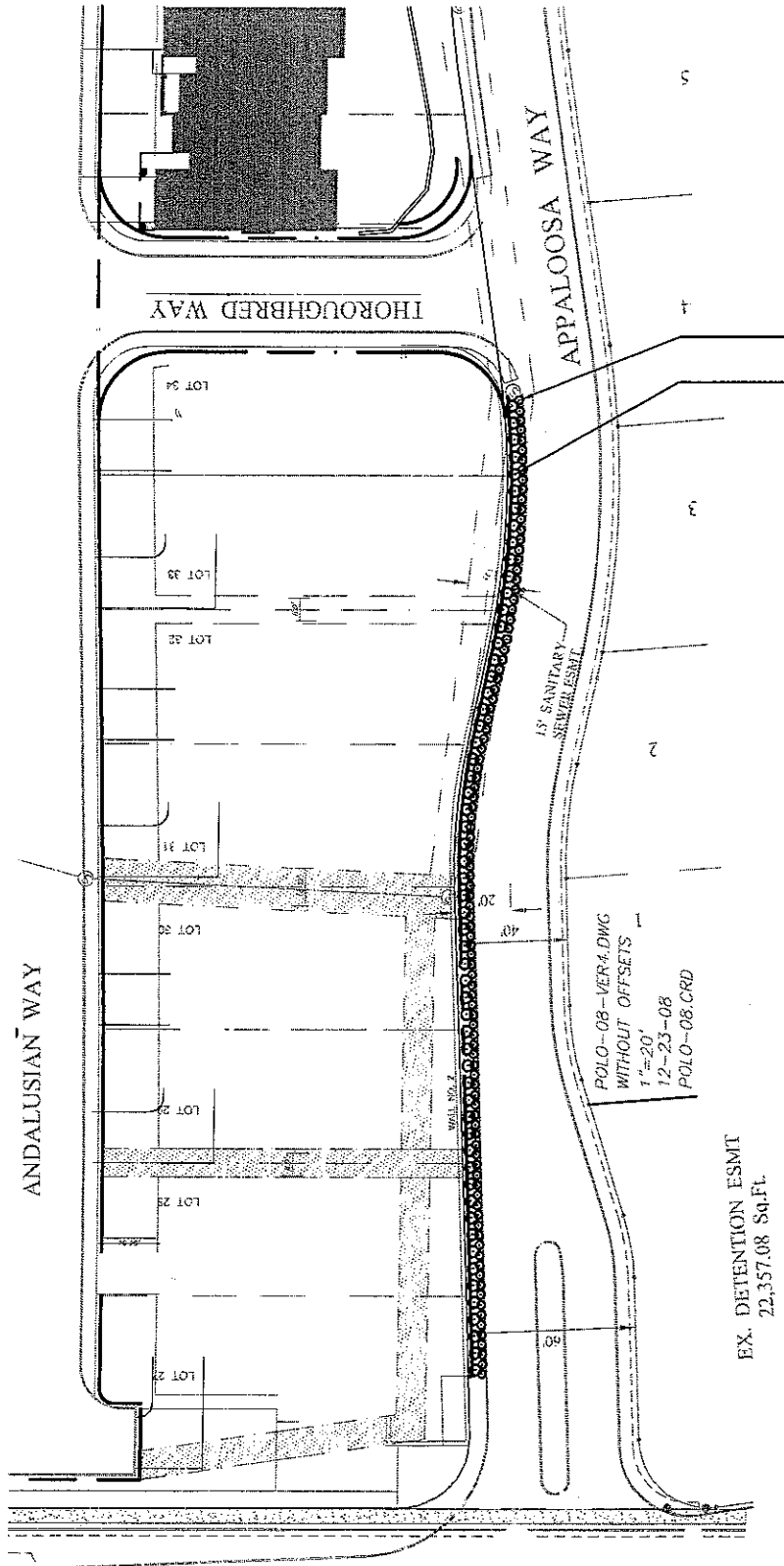


REAR ELEVATION
 SCALE: 0'-1/8" = 1'-0"

9
 2-DOOR 12/09

2-D-09-UR

REL 3/3/09



99-INDIAN HAWTHORN
 62-EMERALD GREEN ARBORVITA

(OWNER) - SPIRIT OF THE SMOKIES, LLC

EX. DETENTION ESMT
 22,357.08 Sq.Ft.

POLO-08-VER4.DWG
 WITHOUT OFFSETS
 1"=20'
 12-23-08
 POLO-08.CRD



NORTH

THE VILLAS AT THE POLO CLUB

landscape plan

PROJECT NO: 09001 SCALE: 1/64"=1' DRAWN: BRJ DATE: 03.03.09 DWG ORIGIN:

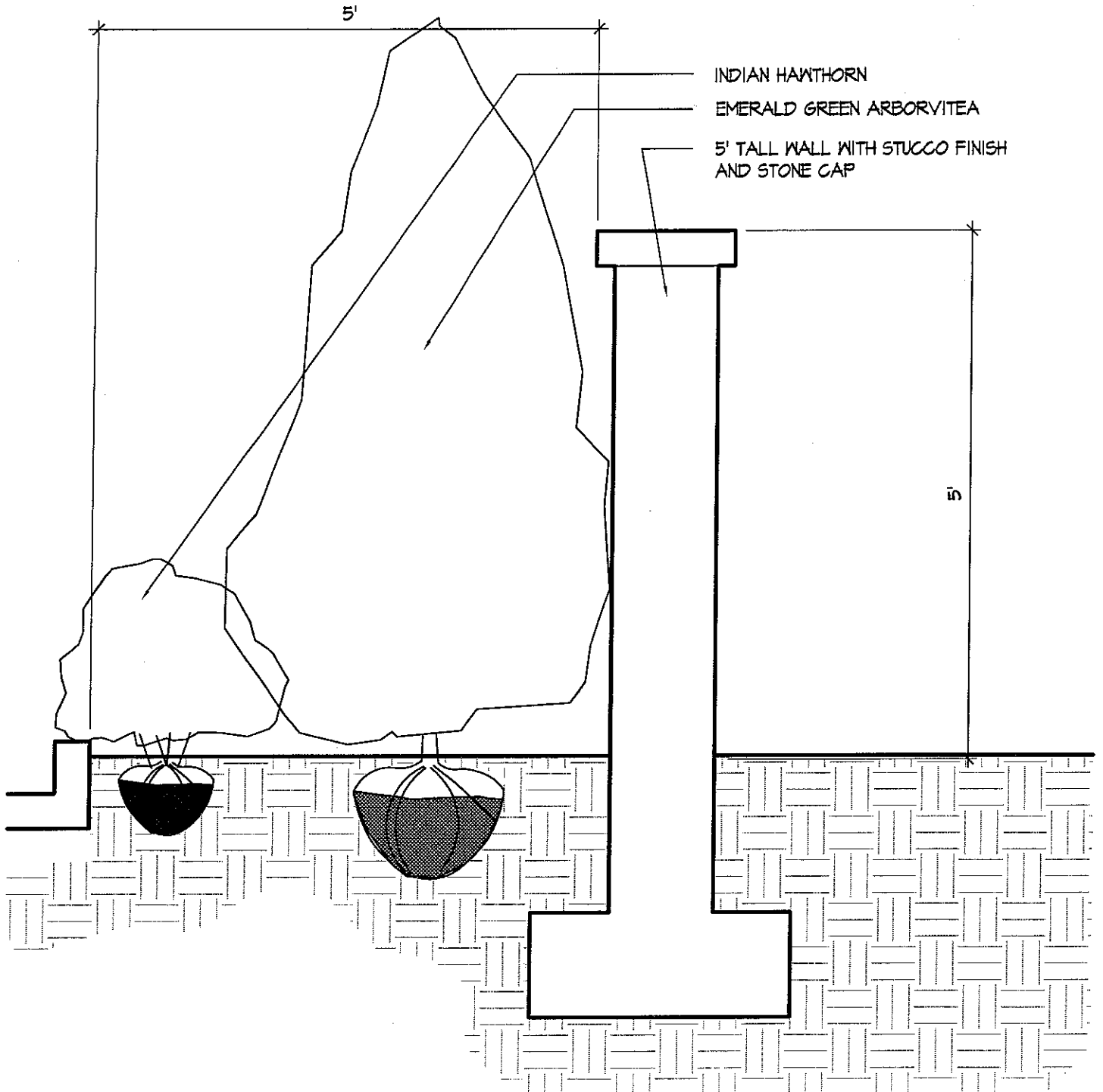
REVISION NO.

MPC March 12, 2009

Agenda Item # 61

2-D-09-ur

Rev. 3/3/09



THE VILLAS AT THE POLO CLUB
section
PROJECT NO. 09001 SCALE: 3/4"=1' DRAWN: BRJ DATE: 03.03.09 DWG ORIGIN:

REVISION NO.