



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

▶ **FILE #:** 5-B-09-UR

AGENDA ITEM #: 59

AGENDA DATE: 5/14/2009

▶ **APPLICANT:** **WILLIAMS & ASSOCIATES JON WILLIAMS**

OWNER(S): RUSS CRUMP RETREAT PARTNERS, LLC

TAX ID NUMBER: 122 E A 3, 3.01, 9, 9.01, 25, AND PARCELS 25.01, 26, 26.01, 27 & 46

JURISDICTION: County Commission District 9

▶ **LOCATION:** **Southwest side of Edington Rd., northeast side of Wells Rd., and northeast side of Greeley Ford Rd.**

▶ **APPX. SIZE OF TRACT:** **22.73 acres**

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Edington Rd., a minor collector street with an 18' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Residences and vacant land**

▶ **PROPOSED USE:** **Detached and attached residential - student housing development**
2.86 du/ac

HISTORY OF ZONING: Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 3 du/ac on January 8, 2009. The request was approved by Knox County Commission on April 27, 2009.

SURROUNDING LAND USE AND ZONING:
North: Student housing development / PR (Planned Residential)
South: Residences / RA (Low Density Residential) & CA (General Business)
East: Residences / RA (Low Density Residential)
West: Residences / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is in a transition area between multi-dwelling developments (primarily student housing) to the north and established detached residential subdivisions to the south, east and west.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 65 residential dwelling units with a maximum of 265 bedrooms subject to 10 conditions**

1. Prior to obtaining a grading permit for the site, providing verification of participation in the KUB sewer capacity reservation program.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. 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.
6. Obtaining approval of a final plat consolidating the tax parcels into a single lot and recording that plat with the Knox County Register of Deeds.
7. Prior to the issuance of any building permits, establishing and certifying a minimum of 300' of sight distance in both directions along Edington Rd.
8. Improving the vertical curve at STA 5+00, as shown on sheet 05 (Road Profiles), in order to provide adequate sight distance along that section of the driveway, subject to Knox County Department of Engineering and Public Works approval.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Sign plans are subject to compliance with the Knox County Zoning Ordinance and approval by the Knox County Sign Inspector.

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 had received approval from the Planning Commission on March 12, 2009 for a proposed student housing development with 65 dwelling units (mix of detached and attached residential units) with a total of 244 bedrooms. The property is located on the southwest side of Edington Rd., south of Cherokee Trail and north of Willoughby Rd.

The applicant has now submitted a revised site plan that still has a total of 65 dwelling units with a slight change in the mix of attached and detached dwelling units and an increase in the number of bedrooms to 265. The proposed driveway layout has not changed with the revised plan.

The Planning Commission considered a rezoning request (11-B-08-RZ) for this property and recommended approval of PR (Planned Residential) zoning at a density of up to 3 du/ac on January 8, 2009. The Knox County Commission approved the rezoning request as recommended by the Planning Commission on April 27, 2009.

This 65 unit development which includes a mix of detached 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 265 bedrooms. The required parking for the proposed development based on dwelling units would be 130 spaces. Since this will be a student housing development with rentals being by bedrooms and not units, the applicant is providing 296 parking spaces at an average of 1.12 parking spaces per bedroom which will also allow for guest parking. The Knox County Board of Zoning Appeals approved a variance for the reduction in the size of the parking stalls proposed for the development from 200 square feet to 157.5 square feet, on March 25, 2009.

Recreational amenities include a clubhouse, swimming pool and volley ball court. Sidewalks are provided throughout the development.

The applicant has submitted a revised traffic impact study for the proposed development. This analysis is based on trip rates for student housing instead of using detached residential and duplex trip rates. Based on the analysis, the study shows that the existing road system will continue to operate at acceptable levels of service with the addition of the proposed development and therefore no traffic improvements are recommended.

Based on a sight distance survey, the applicant's engineer has identified that 300' of sight distance will be available at the development entrance in both directions along Edington Rd.

Since this development is outside the City limits of Knoxville, Knoxville Area Transit (KAT) will not provide shuttle service between the proposed student housing project and the University of Tennessee Campus as they do for the student housing developments on Cherokee Trail

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 existing road system will continue to operate at acceptable levels of services with the proposed development and therefore no traffic improvements are recommended.
3. As a proposed student housing development 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 student 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 and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan proposes low density residential uses for the site. At a proposed density of 2.86 du/ac, the development complies with the Sector Plan and the approved PR zoning at a density of up to 3 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 722 (average daily vehicle trips)

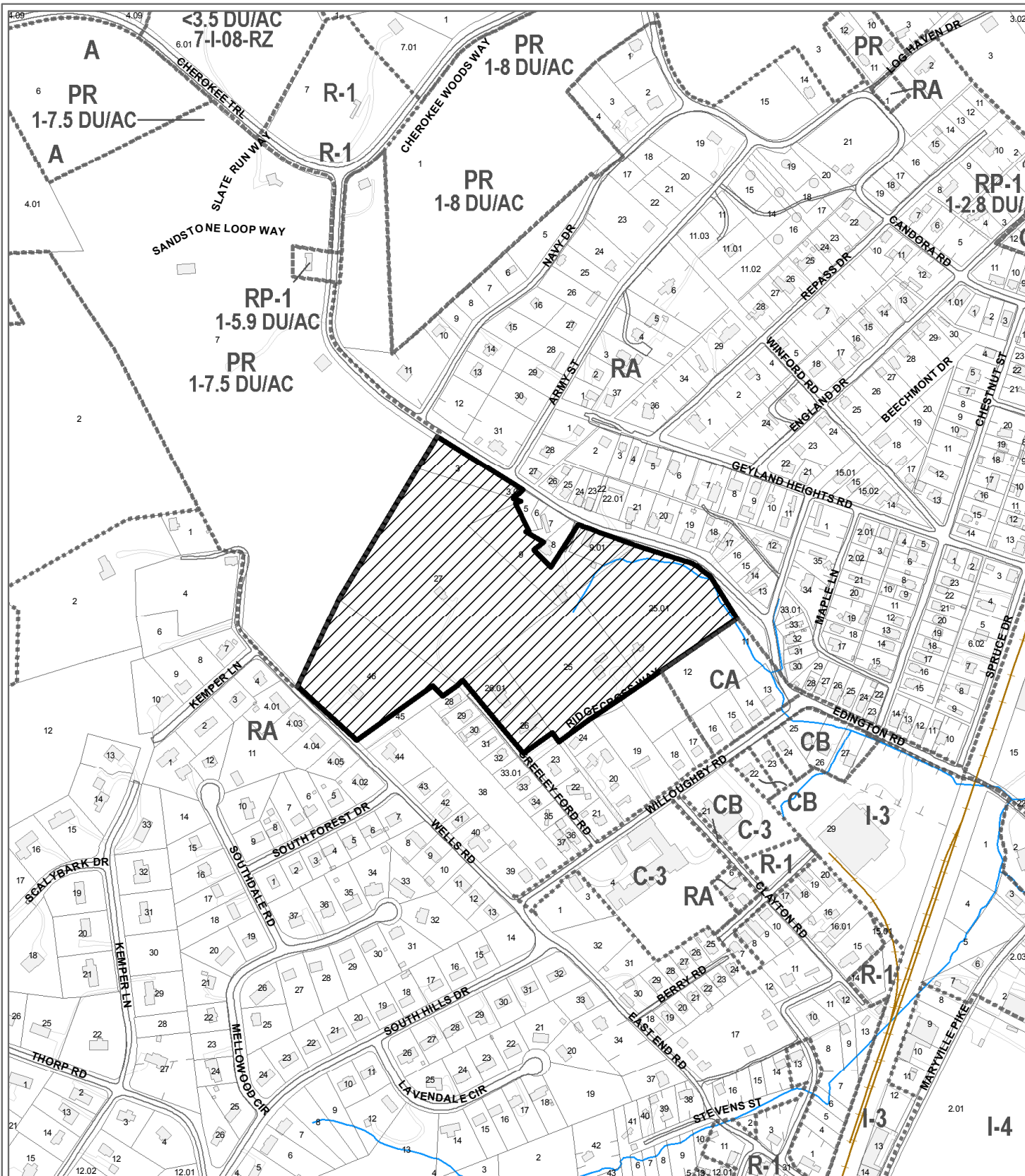
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 20 (public and private school children, ages 5-18 years)

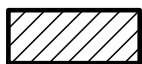
Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle High.

- 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 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.



**5-B-09-UR
USE ON REVIEW**



Detached and attached residential - student housing development in PR (Planned Residential)

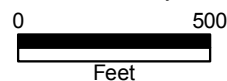
Original Print Date: 2/27/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Williams & Associates - Troy Moore

Map No: 122

Jurisdiction: County



DATE: 12/22/2008

REVISIONS	DATE	BY	APP'D
1/1/09	1/1/09	MPK (revised)	MPK (revised)
1/1/09	1/1/09	Revised Landscaping (sheet)	MPK (revised)
4/30/09			

5-B09-UR
 LANDSCAPE PLAN
 080710
 03



PLANTING NOTES:

PLANTINGS SUBJECT TO APPROVAL OF LANDSCAPE ARCHITECT AND PROPERTY OWNER BEFORE CONSTRUCTION, AND AFTER INSTALLATION.

ALL PLANTS ARE TO BE PLANTED TEST FREE, AND CONFORM TO ALL REQUIREMENTS AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES SHALL BE PLANTED AT 14" SPACED DEPTH.

ALL PLANT MATERIALS SHALL BE VERIFIED BY CONSTRUCTION PRIOR TO CONSTRUCTION.

CONSTRUCTION OF ALL PLANTINGS SHALL BE COMPLETED PRIOR TO BEGINSING WORK AND IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.

ALL PLANTING TECHNIQUES SHALL CONFORM TO STANDARD PRACTICES AND ARE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.

ALL PLANTINGS SHALL BE LIMITED TO LANDSCAPE ARCHITECT'S SPECIFICATIONS AND PLANTING SCHEDULE TO BE DETERMINED BY LANDSCAPE ARCHITECT WITHIN ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL IN FULL FOR ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE THROUGHOUT THE GUARANTEE PERIOD.

A MINIMUM AMOUNT OF THE LANDSCAPE MUST BE MAINTAINED AS A MINIMUM 10% OF THE ORIGINAL LANDSCAPE THROUGHOUT THE GUARANTEE PERIOD. THIS WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

ALL TREES SHOULD BE WELL-DRAINING 3 GALLONS OF LARGER MATERIAL.

TREES SHOULD BE A MINIMUM OF 2 1/2" CALIPER AND 10' TALL.

SHADE TREES SHOULD BE PLANTED WITHIN 10-10-10 (LEAF, AND JAW) DISTANCE FROM BUILDINGS.

SHADE TREES SHOULD BE PLANTED IN FEBRUARY, MAY, AND JULY TO MAINTAIN NATURAL SHADE AND FOLIAGE.

SHADE TREES SHOULD BE PLANTED IN FEBRUARY AS NEEDED TO MAINTAIN DESIRED SHADING EFFECT.

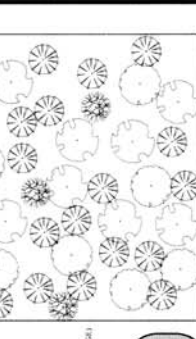
ALL LANDSCAPING AS SHOWN WILL BE INSTALLED WITHIN 6 MONTHS OF THE COMMENCEMENT OF CONSTRUCTION. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE DONE WITH THE FINAL COUNTY CERTIFICATE OF ZONING AND PUBLIC WORKS.

REForestation NOTES:

REForestation AREAS SHALL BE PLANTED WITH PINUS OAKS, TRIFOLIUM PUPURAEUM, AND MAHOGANI. THESE AREAS SHALL BE PLANTED WITHIN 6 MONTHS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

REForestation TREES SHALL BE PLANTED IN ONE CENTER AND GALLOON OR BARE ROOT IF AVAILABLE.

SHADES GREATER THAN 3.1 IN REForestation AREAS SHALL BE MAINTAINED PRIOR TO PLANTING.



TREES, REGENERATION

Species	Quantity	Notes
Pinus Oak	18,000	5' x 4.25' H.C.
Trifolium Purple	15,000	15' FT O.C.
Mahogany	800	8' H.C.

Total Replantation Area: 18,000 + 15,000 + 800 = 33,800

TREES FOR 100% OF AREA OF REFORESTATION

Species	Quantity	Notes
Pinus Oak	400	
Trifolium Purple	150	
Mahogany	150	

NOTE: TREES SHALL BE SPACED TO ONE CENTER (SPACING)

BEFORE YOU DIG
 UTILITIES PROTECTION CENTER
 CALL 811
 www.811.com

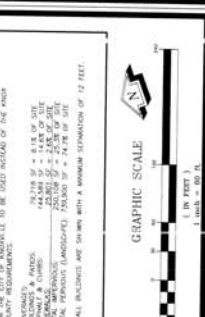
PARKING LOT TREES:
 QUANTITY: 40
 BOTANICAL NAME: QUERCUS SPURMONTI
 COMMON NAME: SHUMARD OAK
 MIN. 2" CAL., 10' HT.





PROJECT DATA:
PROPERTY OWNER: [Name]
ARCHITECT: [Name]
DATE: [Date]

ZONING AND SITE REQUIREMENTS:
ZONING: [Code]
SETBACKS: [Requirements]
PARKING: [Requirements]



LINE AND CURVE TABLE

LINE NO.	BEARING	DISTANCE
1	S 84°32'27" W	43.8463
2	S 84°32'27" W	24.2539
3	S 84°32'27" W	17.2539
4	S 84°32'27" W	17.2539
5	S 84°32'27" W	24.2539
6	S 84°32'27" W	43.8463
7	S 84°32'27" W	17.2539
8	S 84°32'27" W	17.2539
9	S 84°32'27" W	24.2539
10	S 84°32'27" W	43.8463
11	S 84°32'27" W	17.2539
12	S 84°32'27" W	17.2539
13	S 84°32'27" W	24.2539
14	S 84°32'27" W	43.8463
15	S 84°32'27" W	17.2539
16	S 84°32'27" W	17.2539
17	S 84°32'27" W	24.2539
18	S 84°32'27" W	43.8463
19	S 84°32'27" W	17.2539
20	S 84°32'27" W	17.2539
21	S 84°32'27" W	24.2539
22	S 84°32'27" W	43.8463
23	S 84°32'27" W	17.2539
24	S 84°32'27" W	17.2539
25	S 84°32'27" W	24.2539
26	S 84°32'27" W	43.8463
27	S 84°32'27" W	17.2539
28	S 84°32'27" W	17.2539
29	S 84°32'27" W	24.2539
30	S 84°32'27" W	43.8463



DWELLING UNITS:

Building #	Quantity	Bedrooms	Total Bedrooms	% of Total
1	10	4	40	16%
2	7	4	28	12%
3	7	4	28	12%
4	23	5	115	47%
5	3	6	18	7%
6	5	6	30	12%
7	5	6	30	12%
8	5	6	30	12%
9	5	6	30	12%
10	5	6	30	12%
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97	5	6	30	12%
98	5	6	30	12%
99	5	6	30	12%
100	5	6	30	12%

- USE ON REVIEW SUBMITTAL
- SHEET SET:
1 SITE PLAN
2 GRADING & DRAINAGE PLAN
3 LANDSCAPE PLAN
4-6 ROAD PROFILES
7 AMENITIES & MAIL KIOSK DETAILS
8 ENTRANCE SIGNAGE & DUMPSTER DETAILS

