

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

▶ **FILE #:** 4-SC-10-C **AGENDA ITEM #** 13
 4-E-10-UR **AGENDA DATE:** 4/8/2010

▶ **SUBDIVISION:** FENNEL ROAD CONDOMINIUMS

▶ **APPLICANT/DEVELOPER:** M & T, LLC

OWNER(S): Bill Trent

TAX IDENTIFICATION: 69 I A 02701

JURISDICTION: City Council District 5

▶ **LOCATION:** South side of Fennel Rd., south of Elyria Dr.

SECTOR PLAN: North City

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

WATERSHED: Second Creek

▶ **APPROXIMATE ACREAGE:** 4.81 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Warehouse building and vacant land

▶ **PROPOSED USE:** Attached residential development

SURROUNDING LAND USE AND ZONING: Property in the area is zoned R-2 residential and C-6 commercial. Development in the area consists of detached dwellings and general commercial uses.

▶ **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Fennel Rd., a local street with a pavement width of 16' to 18' within a 40 wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **WITHDRAW** the concept subdivision plan as requested by the applicant's engineer.

▶ **APPROVE** the request for up to 44 attached dwellings as shown on the development plan subject to 12 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Provision of the 25' required peripheral boundary setback unless varied by the Knoxville Board of Zoning Appeals
3. Establishing the property line between lots 1 and 2 at least 20' from the existing building on proposed lot 2
4. Meeting all applicable requirements of the Knoxville Dept. of Engineering
5. Constructing an AASHTO approved turn around at the end of the Fennel Rd. public right-of-way

6. The access to proposed lots 1 and 2 meeting the requirements of Section 64-24 of the Subdivision Regulations
7. Widening Fennel Rd. from Elyria Dr. to the site to a minimum width of 24' as shown on the plan. All construction within an existing public right-of-way must be approved by and under the supervision of the Knoxville Dept. Engineering
8. Meeting all applicable requirements of the Knoxville City Arborist
9. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
10. Installation of landscaping as shown on the development plan within one year of the issuance of occupancy permits for this project
11. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90)
12. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of any building permits

With the conditions noted, this plan meets the requirements of the RP-1 (Planned Residential) District and the other requirements for use on review approval.

The applicant initially intended to develop this project through the subdivision process whereby each proposed dwelling would be placed on a lot. The proposed subdivision plan had a number of deficiencies with regard to lot size, building setbacks and access that made the development of this project as a subdivision very difficult. As a result, the applicant has proposed to develop the site as a true condominium project. By developing condominiums the concerns that were present under the subdivision process can be addressed in a manner that will allow this project to move forward. Since the concept subdivision is no longer required, the applicant has requested that it be withdrawn. MPC will only have to deal the approval of the development plan through the use on review process.

The site contains approximately 3.4 acres that were zoned RP-1 (Planned Residential) at up to 16 dwellings per acre earlier this year. The proposed project will contain up to 44 dwellings with a development density of 12.95 du/ac.

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

1. The proposed project will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed attached residential development is consistent in use and density with the recent rezoning and with the existing residences in the area.
3. The recommended street improvements to Fennel Rd. will improve the access to the site.

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

1. The proposed attached residential development meets the standards for development within an RP-1 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 additional non residential traffic through residential areas outside of the proposed development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the amended North City Sector Plan and Knoxville One Year Plan proposal of medium density residential uses for this property. The RP-1 zoning approved for this site will allow a density up to 16 du/ac. At a proposed density of 12.95 du/ac, the proposed development is consistent with the approved zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

ESTIMATED TRAFFIC IMPACT 456 (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.

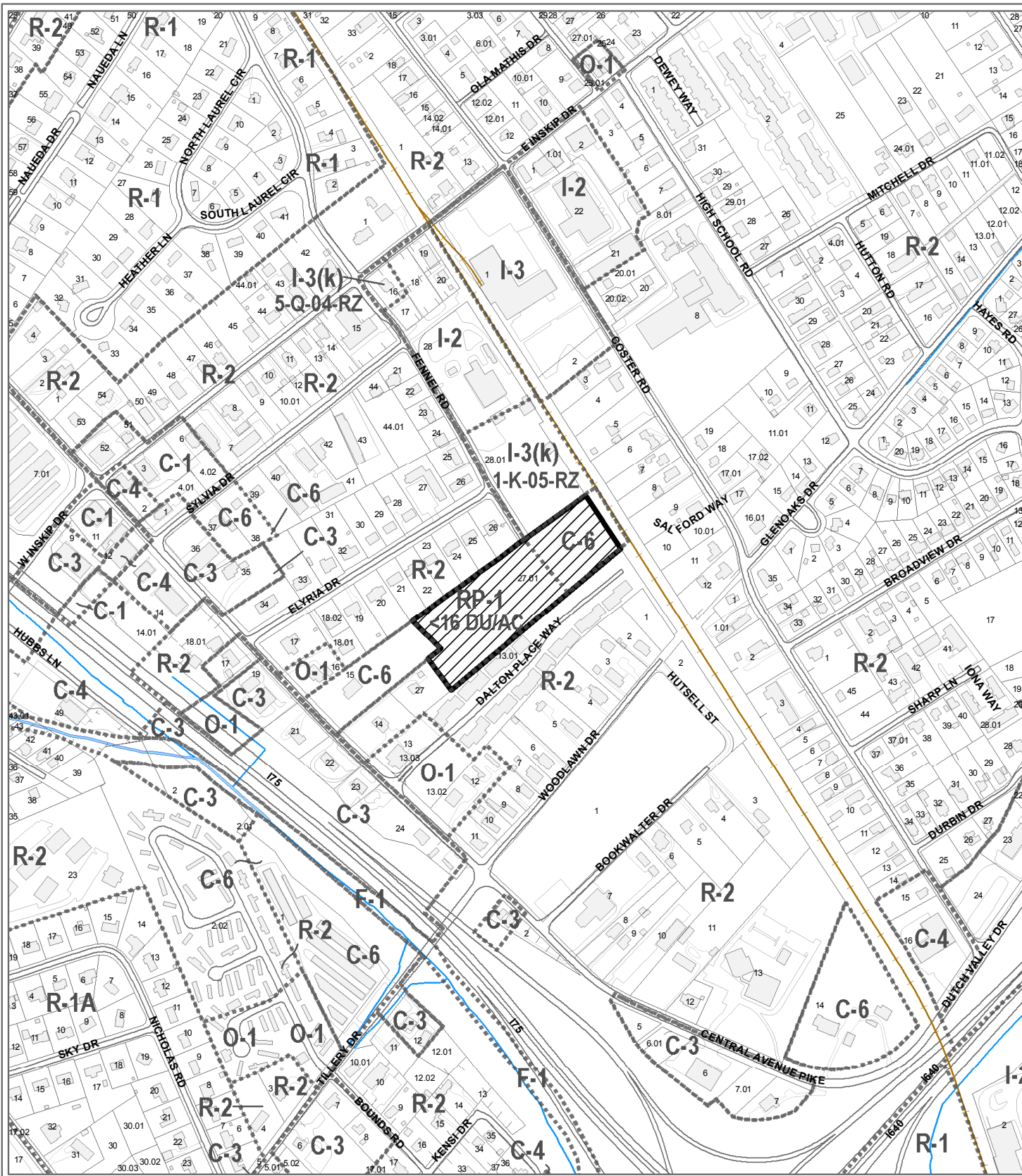
ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Inskip Elementary, Gresham Middle, and Central High.

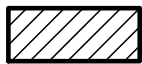
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 concept plan request is final, unless the action is appealed to Not applicable. The date of the Not applicable hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.



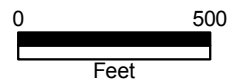
**4-SC-10-C / 4-E-10-UR
CONCEPT PLAN/USE ON REVIEW**



Attached residential development in RP-1 (Planned Residential) pending

Petitioner: M & T, LLC
Fennel Road Condominiums

Map No: 69
Jurisdiction: City



Original Print Date: 3/24/2010
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CONCEPT PLAN / USE ON REVIEW

FENNEL ROAD CONDOMINIUMS DISTRICT NO. 5 WARD 39 KNOXVILLE, TENNESSEE

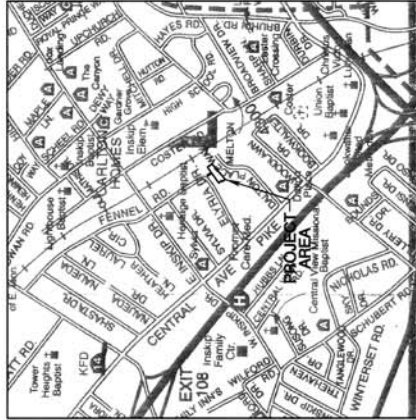
CLT: 069I GROUP A
PARCEL: 027.01

ENGINEER

ROBERT G CAMPBELL AND ASSOCIATES, L.P.
1000 W. BENTLEY BLVD.
KNOXVILLE, TN 37938
PHONE: (865) 947-5596
FAX: (865) 947-1556

OWNER / DEVELOPER

M.A.T., LLC
100
FENNEL RD
KNOXVILLE, TN 37912
CONTACT: BILL TRENT
(865) 588-2220



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONSTITUTION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED IN THE STATE OF TENNESSEE AND THAT THE PLAN AND ACCOMPANYING INSTRUMENTS, INSTRUMENTS AND RECORDS HAVE BEEN PREPARED AND SUBMITTED TO THE BOARD OF SURVEYING AND MAPPING AND COUNTY COMMISSIONERS IN ACCORDANCE WITH THE PROVISIONS OF THE TENNESSEE CONSTITUTION.
DATE: 04/08/10
SIGNATURE: *Robert M. J. [Signature]*
TITLE: SURVEYOR



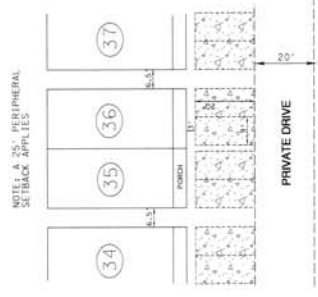
4-E-10-CR
REVISED
3-2-10

CURVE TABLE

PL	12.250.06
PT	12.241.65
PC	12.241.65
PI	517.17.65
R	1500.000
L	6.607
T	6.607

ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 7523 TAGG RT. LANE
 KNOXVILLE TN 37959
 PHONE: 615-585-9476
 FAX: 615-585-9477-1556

OWNER / DEVELOPER:
M.B. T. L.L.C.
 4600 FENNEL RD
 KNOXVILLE TN 37912
 CONTACT: (615) 388-2221



CLT MAP: 0671 GROUP A
 PARCEL: 027.11

DEED REFERENCE: 2006009: 2-00028659
 PLAT REFERENCE: 2006003: 3-0077994

COUNCIL DISTRICT: 5
 CITY WARD: 3
 CITY BLOCK: 18240

PROPERTY ZONED: RP-1, C 6
 TOTAL AREA: 4.81 ACRES

NUMBER OF RESIDENTIAL UNITS: 44
 NUMBER OF OTS: 2

4 E-10-UK
REVISED
 3.2.2.10

- NOTES:**
- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND AS FIRST PRIORITY. THE DETENTION POND SHALL BE CONSTRUCTED TO THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - 2) EXISTING CONDITIONS SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN.
 - 3) CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE. ALL UTILITIES SHALL BE LOCATED AND DEPTH NOTED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE.
 - 4) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE.
 - 5) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE.
 - 6) ALL UTILITIES SHALL BE LOCATED AND DEPTH NOTED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE.
 - 7) ALL UTILITIES SHALL BE LOCATED AND DEPTH NOTED PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE.
 - 8) HOMEOWNERS ASSOCIATION TO BE ESTABLISHED FOR MAINTENANCE OF THE PRIVATE DRIVES, AND STORM WATER FACILITIES ON THIS PROPERTY.
 - 9) LANDSCAPING WILL COMPLY WITH ALL ORDINANCES OF THE CITY OF KNOXVILLE.
 - 10) ENVIRONMENTAL MESSAGE "NO DUMPING, DRAGS TO BE REVERED" MUST BE INSTALLED AT ALL DRIVE ENTRIES AND AT ALL OTHER LOCATIONS AS NOTED.
 - 11) ALL CUT AND FILL SLOPES ARE 2:1 OR LESS EXCEPT AS NOTED.
 - 12) ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.

- PREVIOUS APPROVALS**
- 1) CITY OF KNOXVILLE PERMIT # DSD05-0103 (GRADING & DRAINAGE TO BE REVISED)
 - 2) TOEC SWPPP - TNR 131444 (REVISED PLANS TO BE APPROVED)
 - 3) C-6 REVIEW FOR WAREHOUSE LAYOUT

LEGEND

Clear	EXISTING ROW PIA
○	EXISTING FIRE HYDRANT
○	NEW FIRE HYDRANT
○	WATER METER
○	MANHOLE
○	LEAKY PIPE
○	SEWER
○	WATER TANK
○	FIRE TANK
○	CATCH BASIN
○	POWER/TELEPHONE
○	UTILITY MARK
○	BOUNDARY MARK

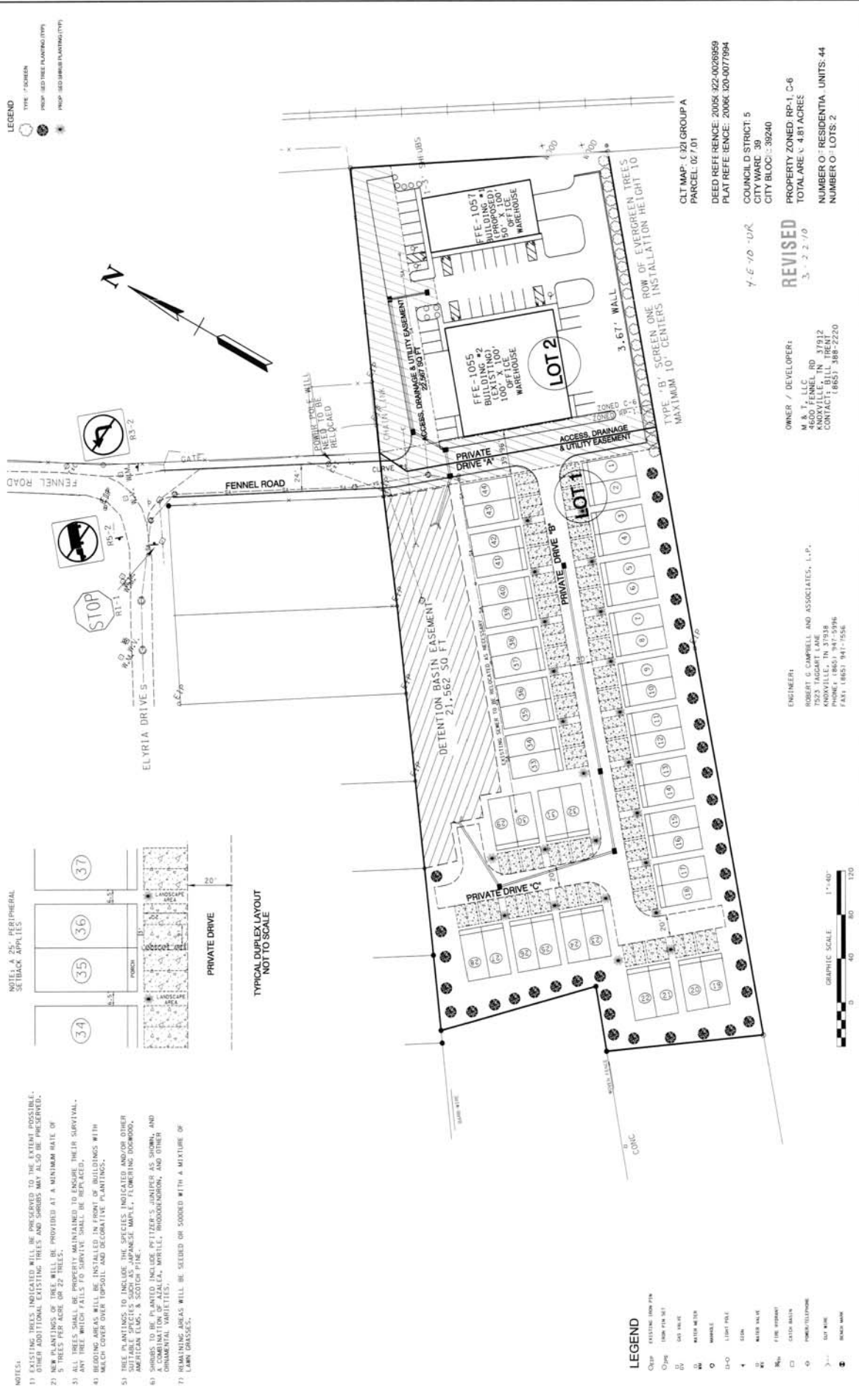
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

RC&A

PLAN VIEW GENERAL LAYOUT

FENNEL ROAD CONDOMINIUMS
 CONCEPT PLAN / USE ON REVIEW

DESIGNED BY	GMT	CHECKED BY	GMT	SCALE	1" = 40'	SHEET TWO	2
DRAWN BY	GMT	DATE	03/19/10	FILE NO.	04048	OF	FIVE SHEETS



PLAN VIEW LANDSCAPING PLAN

FENNEL ROAD CONDOMINIUMS
CONCEPT PLAN / USE ON REVIEW

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

RGC&A