

▶ **FILE #:** 7-I-10-UR

AGENDA ITEM # 42

AGENDA DATE: 7/8/2010

▶ **APPLICANT:** ELIZABETH EASON

OWNER(S): KEN BLOCK KNOX HOUSING PARTNERSHIP

TAX ID NUMBER: 69 F B 033

JURISDICTION: City Council District 5

▶ **LOCATION:** North side of Dutch Valley Dr., east of Plummer Rd.

▶ **APPX. SIZE OF TRACT:** 0.44 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Dutch Valley Dr., a minor arterial street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** Apartments

▶ **PROPOSED USE:** Multi-dwelling development

13.64 du/ac

HISTORY OF ZONING: See comments.

SURROUNDING LAND North: Residences / R-1 (Low Density Residential)

USE AND ZONING: South: Mixed businesses / C-6 (General Commercial Park)

East: Apartments / RP-1 (Planned Residential)

West: Apartments / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located along a stretch of Dutch Valley Dr. that includes apartment units that act as a transition between commercial and industrial development located on the south side of Dutch Valley Dr. and detached residential development to the north.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 6 unit townhouse style housing development subject to 8 conditions:**

1. Obtaining approval from the Knoxville Board of Zoning Appeals for the variance to allow a reduction in the peripheral setback from 25' to 5' along the eastern and western property lines.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit. The proposed landscape materials shall not interfere with the required sight distances along Dutch

Valley Dr.

5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Providing detailed engineering drawings for the proposed retaining wall to the Knoxville Department of Engineering for review and approval.
7. Submitting a final plat for review and approval to address the proposed location of the retaining wall within the 5' standard utility and drainage easement.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.

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

COMMENTS:

The applicant is proposing to develop this 0.44 acre site, which is owned by Knox Housing Partnership, as a 6 unit townhouse style housing development. The existing 4 unit apartment will be demolished. When this property was rezoned to RP-1 in 1978, the maximum density was established at 14 du/ac. This proposed development will have a density of 13.64 du/ac.

The proposed townhouse units will face a center courtyard that will include a small garden area. The parking area will be located in front of the building with a slight shifting of the existing access driveway to the west.

To achieve the proposed courtyard design for the development, a variance is being requested from the required peripheral setback, from 25' to 5' along the eastern and western property lines.

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 proposed development is consistent with approved densities along Dutch Valley Dr. and functions as a transition between commercial and industrial development located on the south side of Dutch Valley Dr. and detached residential development to the north.

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 RP-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed 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 minor arterial 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 City Sector Plan and One Year Plan identify this site for medium density residential uses. The proposed development complies with the Sector and One Year Plans 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 76 (average daily vehicle trips)

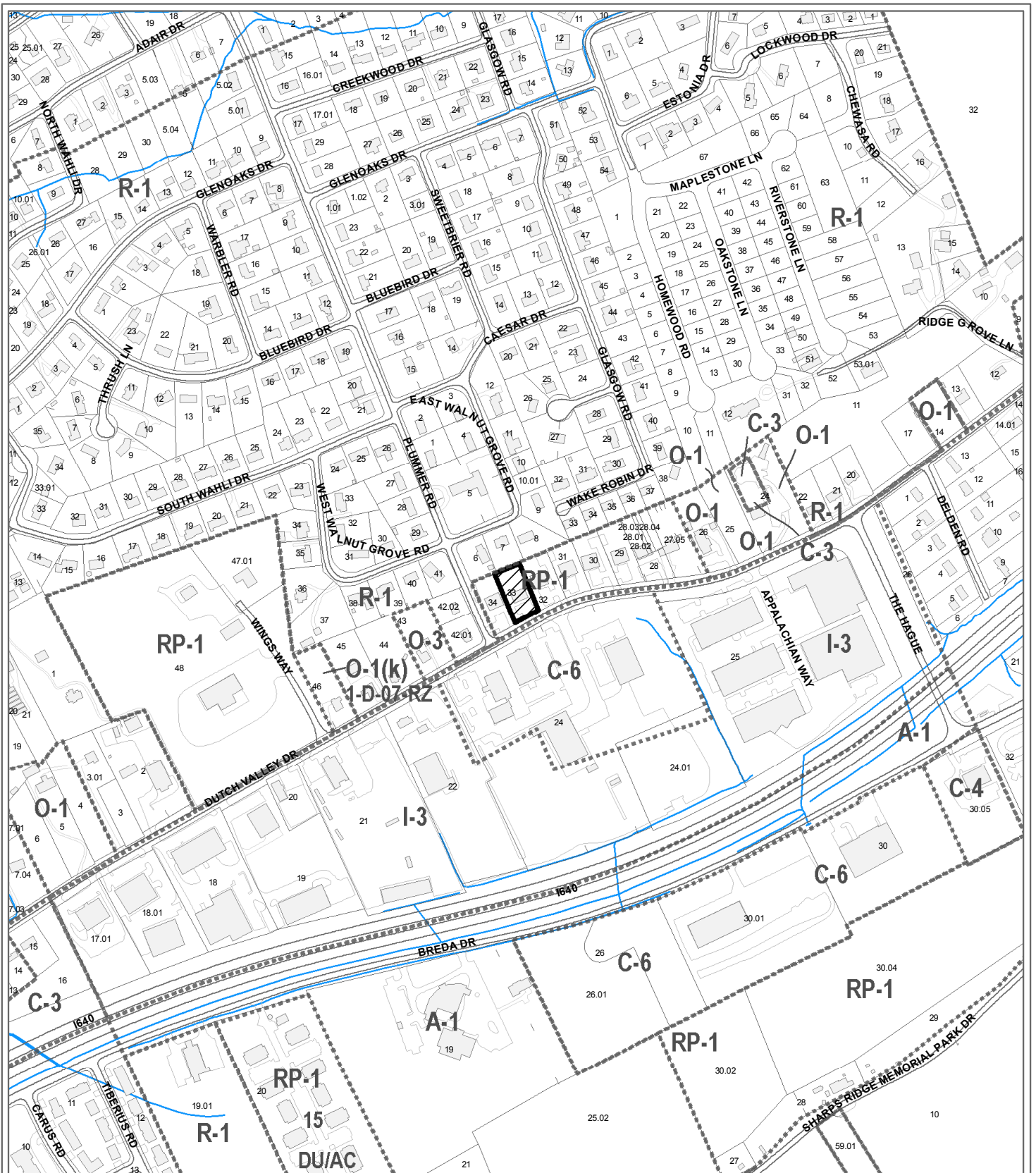
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)

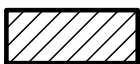
Schools affected by this proposal: Inskip Elementary, Gresham Middle, and Central High.

- 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 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. Appellants have 15 days to appeal an MPC decision in the City.



**7-I-10-UR
USE ON REVIEW**



Multi-dwelling development in RP-1 (Planned Residential)

Petitioner: Eason, Elizabeth

Original Print Date: 6/23/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

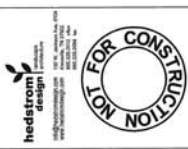
Map No: 69
 Jurisdiction: City

0 500
Feet



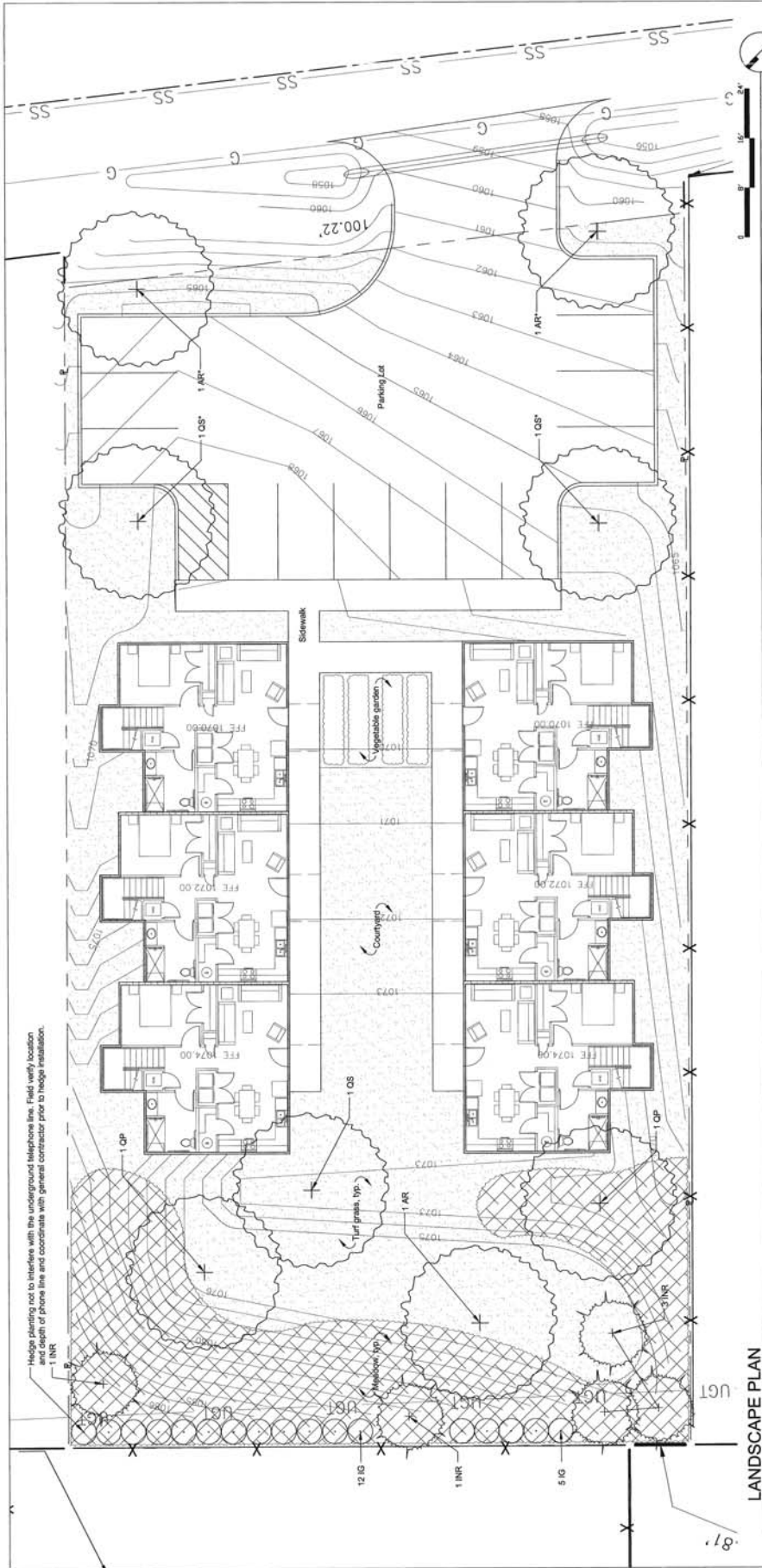
ELIZABETH BASON ARCHITECTURE LLC
 524 S. Clay Street, Suite 301
 Knoxville, TN 37918
 615.525.0000 | 615.525.2277
 www.elizabethbason.com

headstrom design
 1405 Dutch Valley Drive
 Knoxville, TN 37918
 615.525.0000 | 615.525.2277
 www.headstromdesign.com



DUTCH VALLEY VIEW
 1405 DUTCH VALLEY DRIVE | KNOXVILLE, TN 37918
 KNOX HOUSING PARTNERSHIP

LANDSCAPE PLAN
REVISED
 4-25-10
 7-1-10-U-2
L 101
 Project Number 10_022



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

PLANT LIST

SYM. / QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS / SPACING
AR	2 Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	8' CT. Central leader, matched and well branched
OS	2 Quercus shumardii	Shumard Oak	2" cal.	8' CT. Central leader, matched and well branched
* CANOPY TREES REQUIRED BY ZONING REGULATIONS SHALL BE PLANTED FOR EVERY ACRES OF SITE.				
TOTAL ACRES: .44 ACRES - 4 CANOPY TREES REQUIRED, 4 CANOPY TREES PROVIDED.				
BUFFER PLANTING				
AR	1 Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.	8' CT. Central leader, matched and well branched
OS	1 Quercus shumardii	Shumard Oak	2" cal.	8' CT. Central leader, matched and well branched
GP	1 Quercus shumardii	Shumard Oak	2" cal.	8' CT. Central leader, matched and well branched
EVERGREEN TREES				
INR	5 Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	10' H. min.	Full to ground, matched, full and well branched.
IG	17 Ilex glabra	Inhobby	7 gal. - 36" min. ht.	4" O.C., Full and dense

- Planting Notes:**
- All new plant material shall conform to the minimum guidelines established for nursery stock, published by the American Nursery & Landscape Association. In addition, all new plant material for the project shall be of 5,000 sq ft of pavement = 10 TREES
 - All new plants shall be balled and burlapped or container grown, unless otherwise noted on the plant list.
 - The contractor shall supply all new plant material in quantities sufficient to complete the planting shown.
 - All this drawing shall be tagged and approved by the owner's representative at the nursery prior to digging or delivery to the site.
 - The contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the owner's representative.
 - No trees shall be planted before acceptance of rough grading. Trees shall bear same relationship to finish grade as they bore to previous grade. Do not cover root flare. See deciduous tree planting detail.
 - Stake location of all proposed planting for approval by the owner's representative prior to the commencement of planting.

- LEED Requirement Notes:**
- No invasive plants are to be planted.
 - For turf, the contractor should adhere to the following criteria:
 - do not use turf in densely shaded areas
 - do not use turf with slopes of 25% or greater
 - add mulch or soil amendments as appropriate
 - all compacted soil must be filled to at least 6 inches
 - Low-Efficiency Irrigation System (meet three of the following)
 - High-Efficiency Irrigation System designed by EPA (Water Sense certified professional irrigation system with head-to-head coverage)
 - install central shut-off valve
 - use drip irrigation for 50% of planting beds
 - create separate zones for each type of bedding
 - install timer or controller for each watering zone
 - install pressure-regulating devices
 - high-efficiency nozzles with distribution uniformity of at least 0.70
 - check valves in heads
 - install moisture sensor or rain delay controller

- Landscaping Requirements:**
- TREE REQUIREMENT:**
 One tree that reaches a height of 10' at maturity required per 5,000 sq ft of pavement = 10 TREES
 # of acres = .44
 Trees provided: 4
- Tree Replacement Requirement:**
 If any existing trees are removed, the contractor shall provide replacement trees commensurate with the trees removed.
 # of acres = .44
 Trees provided: 4

- Planting Notes:**
- All new plant material shall conform to the minimum guidelines established for nursery stock, published by the American Nursery & Landscape Association. In addition, all new plant material for the project shall be of 5,000 sq ft of pavement = 10 TREES
 - All new plants shall be balled and burlapped or container grown, unless otherwise noted on the plant list.
 - The contractor shall supply all new plant material in quantities sufficient to complete the planting shown.
 - All this drawing shall be tagged and approved by the owner's representative at the nursery prior to digging or delivery to the site.
 - The contractor shall locate and verify all existing utility lines prior to planting and report any conflicts to the owner's representative.
 - No trees shall be planted before acceptance of rough grading. Trees shall bear same relationship to finish grade as they bore to previous grade. Do not cover root flare. See deciduous tree planting detail.
 - Stake location of all proposed planting for approval by the owner's representative prior to the commencement of planting.

- Planting Notes:**
- All areas disturbed by construction operations inside and outside the limit of work shall be repaired to original condition.
 - Soil in areas to receive turf shall have a pH between 6.5 - 7.2.
 - Soil in areas to receive turf shall have a pH between 6.5 - 7.2.
 - Soil in areas to receive turf shall have a pH between 6.5 - 7.2.

- Planting Notes:**
- All areas disturbed by construction operations inside and outside the limit of work shall be repaired to original condition.
 - Soil in areas to receive turf shall have a pH between 6.5 - 7.2.
 - Soil in areas to receive turf shall have a pH between 6.5 - 7.2.
 - Soil in areas to receive turf shall have a pH between 6.5 - 7.2.

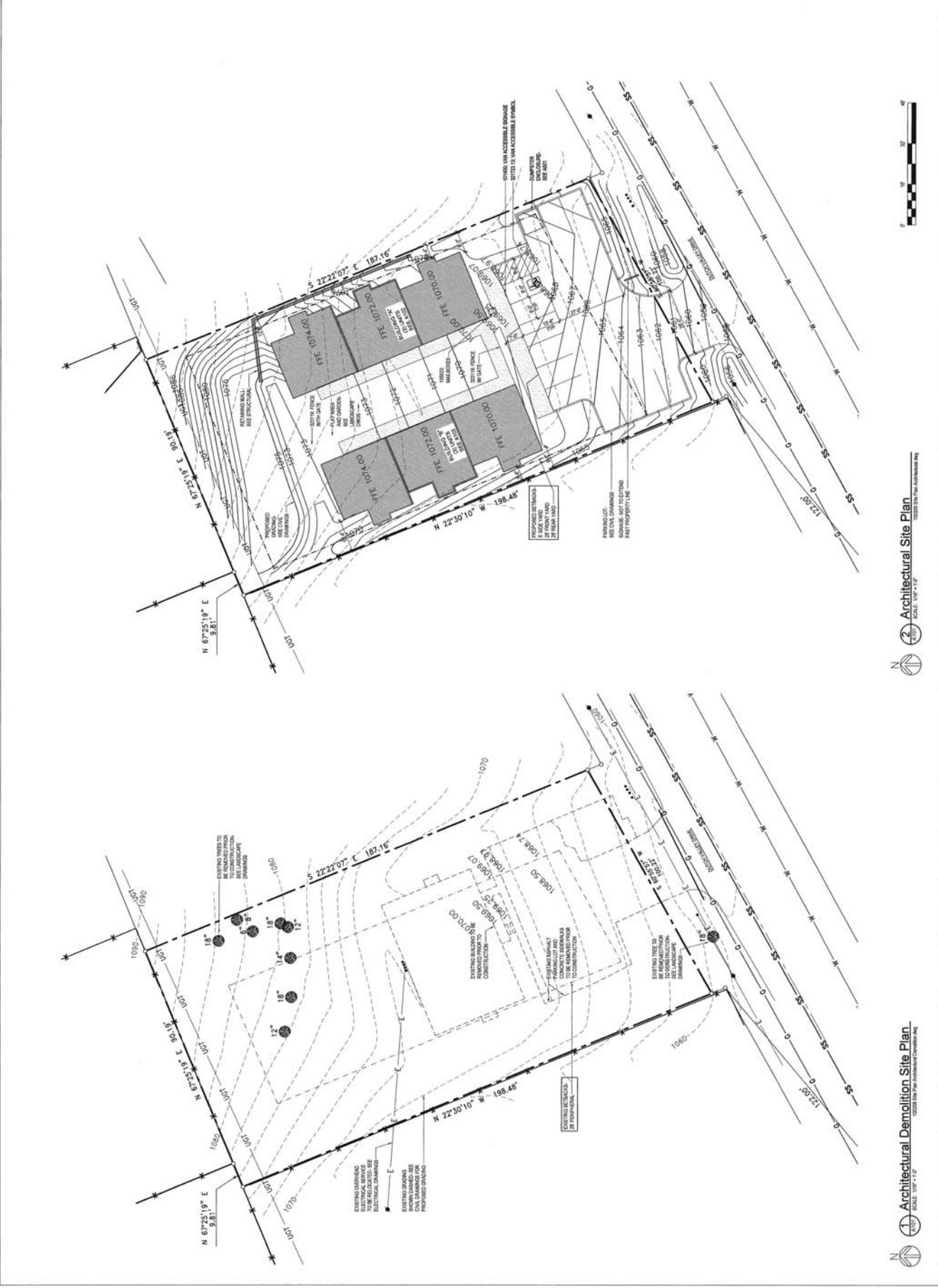


MARTIN MASON
ARCHITECTURE LLC
12118 Oak Street, Suite 301
Knoxville, TN 37922
615.582.1000
www.martinmasonarch.com

DUTCH VALLEY VIEW
1405 DUTCH VALLEY DRIVE | KNOXVILLE, TN 37918
KNOX HOUSING PARTNERSHIP

ESI (E):
08/11/2010, Issue for Use on Plans
09/14/2010, Issue for ECA
09/14/2010, Issue for Review
09/14/2010, Issue for Review

ARCHITECTURAL
SITE PLAN
REVISED
6-25-10
7-E-10-UR
A 101
Project Number: 100209





MCG AUSTIN WALTON
ARCHITECTURE LLC
204 E. Oak Street, Suite 201
Knoxville, TN 37902
Phone: 865.524.1100
www.mcgarchitect.com

1405 DUTCH VALLEY DRIVE | KNOXVILLE, TN 37918
KNOX HOUSING PARTNERSHIP

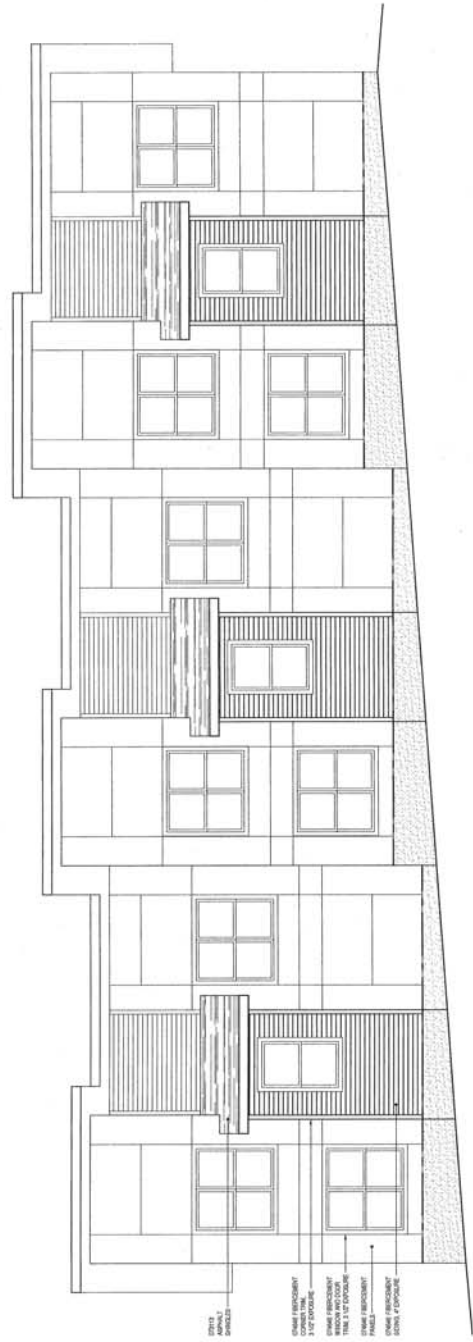
DUTCH VALLEY VIEW

RS&P
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030

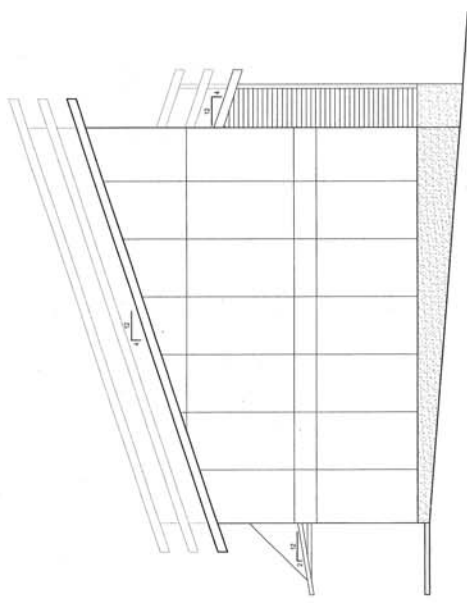
THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF MCG AUSTIN WALTON ARCHITECTURE LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF MCG AUSTIN WALTON ARCHITECTURE LLC IS STRICTLY PROHIBITED.

EXTERIOR
ELEVATIONS
(BUILDING "A")

A 202
Project Number 100209



1 Rear Elevation
SCALE: 1/8" = 1'-0"
10000 Elevations (External Rev)



2 Right Elevation
SCALE: 1/8" = 1'-0"
10000 Elevations (External Rev)

7-1-10-0K