

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

▶ **FILE #:** 5-SB-10-C **AGENDA ITEM #** 14
 5-E-10-UR **AGENDA DATE:** 5/13/2010

▶ **SUBDIVISION:** THE ORCHARD AT KNOXVILLE
 ▶ **APPLICANT/DEVELOPER:** THE ORCHARD AT KNOXVILLE II
 OWNER(S): Chesse-Kennedy Communities

TAX IDENTIFICATION: 108 006
 JURISDICTION: County Commission District 9

▶ **LOCATION:** South side of Cherokee Trail, west of Edington Rd.

SECTOR PLAN: South County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 WATERSHED: Tennessee River & Goose Creek

▶ **APPROXIMATE ACREAGE:** 6.88 acres

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

▶ **EXISTING LAND USE:** Student Housing (under construction)

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and student housing / RP-1 (Planned Residential)
 South: Student housing and vacant land / PR (Planned Residential)
 East: Student housing / PR (Planned Residential)
 West: Vacant land / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 19

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Cherokee Trail, a two lane minor collector street with a 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 8 conditions**

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County.
3. Detailed plans for slope stabilization and implementation of the reforestation plan for the hillside behind the proposed residential units shall be submitted to the Knox County Department of Engineering and Public Works for approval.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knoxville Department of Engineering for access to Cherokee Trail.

6. Any required documents for the ingress/egress, drainage, utility and water quality easements and establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.
7. Placing a note on the final plat that all units will have access only to the internal street system.
8. Certification by the surveyor on the final plat that there is a minimum of 400' of sight distance in both directions along Cherokee Trail.

► **APPROVE the development plan for up to 19 residential dwelling units on individual lots with a maximum of 76 bedrooms for the development subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installing all landscaping as shown on the approved landscape plan within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Cherokee Trail.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within a PR (Planned Residential) district.

COMMENTS:

The Planning Commission approved a use-on-review request for a 19 unit multi-dwelling complex to be used as student housing on this 6.3 acre site on November 12, 2009. The property is located on the south side of Cherokee Trail west of the intersection of Cherokee Trail and Edington Rd. This proposed development was to be sold as condominium units that would be rented out as student housing. This is the second phase of The Orchard at Knoxville. The first phase is located on the north side of Cherokee Trail. All dwellings will be detached units with four bedrooms in each unit for a total of 76 bedrooms. The required parking for the development would be 38 spaces. As proposed, 81 parking spaces are being provided. Since the units will be rented out by the number of bedrooms, the applicant is providing an average of 1.07 parking spaces per bedroom. A swimming pool is being provided as a recreational amenity.

Due to changes in mortgage lending practices for residential condominium developments, the developer is requesting approval of a concept plan for the subdivision of the development as detached residential lots.

A traffic impact analysis is not required for this development. The traffic signal that was installed at the intersection of Cherokee Trail and the entrance drive for the University of Tennessee Hospital has helped reduce traffic delays at that intersection. The applicant's engineer has identified that 400' of sight distance will be available at the development entrance with site grading and vegetation removal. Staff is recommending a condition that prior to the recording of the plat, the applicant shall establish a minimum sight distance of at least 400' in both directions along Cherokee Trail at the development entrance and have the sight distance certified by the surveyor on the final plat.

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. As a proposed student housing development there will be minimal impact on the public school system.
3. The recent installation of a traffic signal at the intersection of Cherokee Trail and the entrance road to the Hospital should reduce the impact of this proposed development.

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

1. With the recommended conditions, the proposed subdivision meets all requirements of the PR zoning as well as the general criteria for approval of a use on review.
2. The proposed 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 medium density residential uses for the site and slope protection. The development as proposed complies with the Sector Plan and the current zoning of the site (PR at up to 6 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 225 (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.

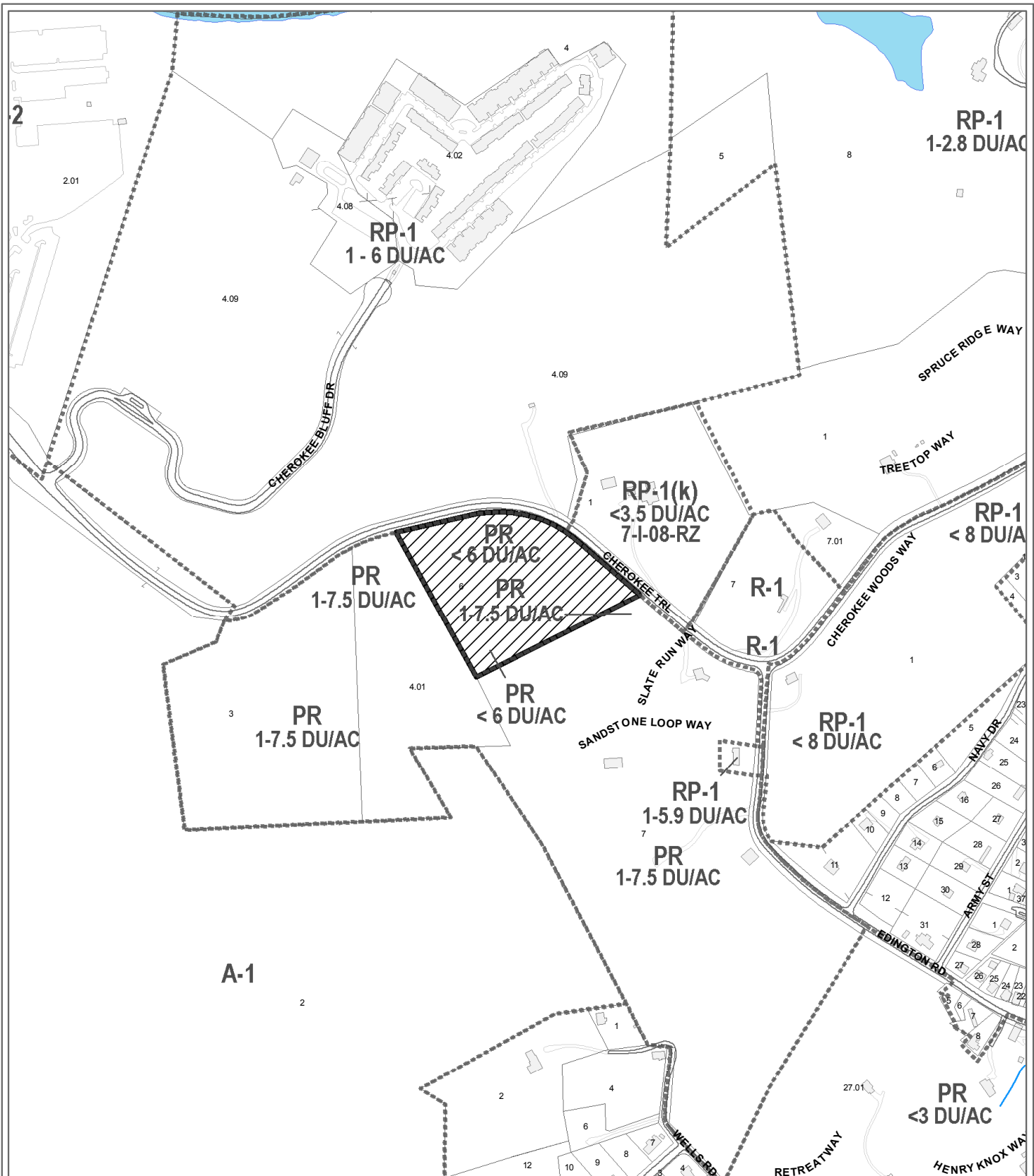
ESTIMATED STUDENT YIELD: 7 (public and private school children, ages 5-18 years)

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

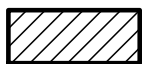
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court 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 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.



**5-SB-10-C / 5-E-10-UR
CONCEPT PLAN/USE ON REVIEW**



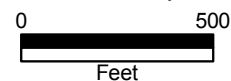
Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 4/15/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: The Orchard at Knoxville II
 The Orchard at Knoxville

Map No: 108
 Jurisdiction: County





GENERAL NOTES:

1. KNOXVILLE CITY MAP NO. 108, PLY CEL. 6.00, DISTRICT 9.
2. ZONING IS T-7 - PLANNED RESIDENTIAL, RDU/AC.
3. AREA OF PROJECT IS 6.303 AC ±.
4. SETBACKS: FRONT = 20 FEET; SIDE = 5 FEET; REAR = 5 FEET.
5. PERIMETER SETBACKS SHALL BE LAY OUT AND ARE NOT TO EXCEED 25 FEET UNLESS SLOPE STABILIZATION IS APPROVED BY THE CITY ENGINEER.
6. PROPERTY OWNER: OROVAD AT KNOXVILLE, INC. KNOXVILLE, GA 37917.
7. EXISTING CONDUITS, BOUNDARY / TO OTHER TOPOGRAPHIC INFORMATION NOT SHOWN. ALL UTILITIES TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED BY CANNON.
8. UNDERGROUND UTILITIES TO BE MAINTAINED AS PART OF FINAL DRAINAGE DESIGN.
9. SITE LIGHTING WILL BE PROVIDED AS PART OF FINAL DESIGN.
10. RECORD SET H1 DISTANCE OF 4' / 1' SHALL BE MAINTAINED ONE GRADE OPERATING AND "SMILE".

LANDSCAPE:

1. SECTION 61-3, "LANDSCAPING", FOR COUNTY MINIMUM SUBMISSION REQUIREMENTS.

DESIGN:

1. ALL UTILITIES TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED BY CANNON.
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UTILITY SERVICES:

ALL UTILITIES TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED BY CANNON.

MULTI-FAMILY RESIDENTIAL USE:

PER 6.00 / AC (6.88 AC) = 41 UNITS
 PER 19 UNITS PER ACRE = 2.70 UNITS, GROSS DENSITY

PARKING SUMMARY:

19 UNITS (2 SF GSE/UNIT) = 38 PARK SPACES
 TOTAL SPACES PROVIDED = 47.5 SIZES
 (19 UNITS X 2 BEDROOMS) = 76 BEDROOMS
 32 PARKING SPACES PROVIDED FOR 76 TOTAL BEDROOMS

REVISIONS:

NO.	DESCRIPTION	DATE
1		

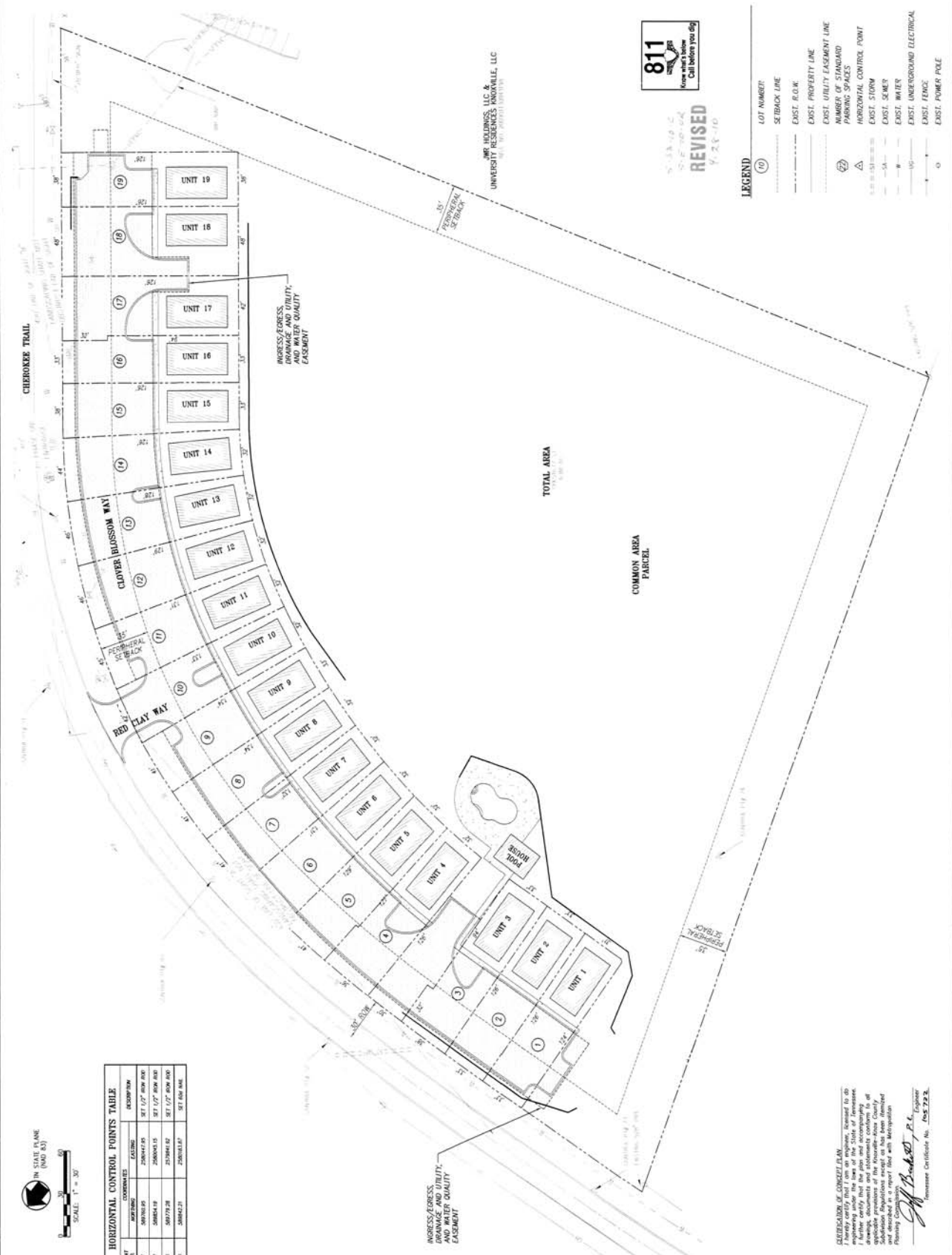
Cannon & Cannon, Inc.
 CONSULTING ENGINEERS
 1000 N. W. 10th St., Suite 100
 Gainesville, FL 32609
 Phone: 352.336.1313 Fax: 352.336.1314
 E-mail: info@cannonandcannon.com

PROJECT: THE ORCHARD AT KNOXVILLE
 PHASE 1 TO 10
 KNOXVILLE, TENNESSEE

CONCEPT/USE (IN REVIEW)
 (OVERALL SITE PLAN)

PRELIMINARY NOT FOR CONSTRUCTION

CP1.01
 SHEET 1 OF 3



HORIZONTAL CONTROL POINTS TABLE

POINT NO.	COORDINATES	DESCRIPTION
1	508794.89	SET 1/2' ROW BOX
2	508804.19	SET 1/2' ROW BOX
3	508779.28	SET 1/2' ROW BOX
4	508842.21	SET 6.66' ROW

SCALE: 1" = 30'

811
 Know what's below
 Call before you dig

REVISED
 7-28-10

LEGEND

- ① LOT NUMBER
- SETBACK LINE
- EXIST. E.O.W.
- EXIST. UTILITY EASEMENT LINE
- NUMBER OF STANDARD PARKING SPACES
- HORIZONTAL CONTROL POINT
- EXIST. STORM
- EXIST. WATER
- EXIST. UNDERGROUND ELECTRICAL
- EXIST. FENCE
- EXIST. POWER POLE

DESCRIPTION OF CONCEPT PLAN

I hereby certify that I am an engineer, licensed to do so in the State of Tennessee, and that I am the author of the design, drawings, documents and instruments contained in the attached plan. I am a duly Licensed Professional Engineer in the State of Tennessee. My license number is 105222. I am a member of the Tennessee Society of Professional Engineers.

John B. Beckwith, P.E.
 Tennessee Certificate No. 105222



GENERAL NOTES:

1. INDICATED LOT MAP NO. 106, PAR. 12, 600, DISTRICT 9.
2. ZONING IS TYP. PLANNED RESIDENTIAL (PDR).
3. AREA OF PROPERTY IS 6.531 ACRES.
4. 5,000 GPD.
5. PERMITS FOR THIS PROJECT ARE AVAILABLE FROM THE CITY OF KNOXVILLE AND MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
6. PROPERTY OWNER: ORCHARD AT KNOXVILLE, INC., 1100 W. END AVENUE, KNOXVILLE, TN 37907.
7. EXISTING CONDUITS, UTILITIES, AND/OR OTHER DEPENDENT SERVICES SHALL BE MAINTAINED AND PROTECTED BY CANNON AND CANNON ASSOCIATES, INC.
8. UNDERGROUND UTILITY SHALL BE PLACED AS PART OF FINAL DESIGN.
9. SEE EXISTING RECORDS FOR RECORDS OF DEEDS, SURVEYS, AND RECORDS OF PLATS FOR ACCURATE INFORMATION.
10. REQUIRED 300' DISTANCE OF 400' SHALL BE MAINTAINED FROM ALL ADJACENT PROPERTIES.
11. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 65-4-2, "LANDSCAPING," OF THE COUNTY ZONING ORDINANCE.
12. THIS PROJECT IS A DEVELOPMENT.

PROVISIONS:

1. THE PROPOSED PARALLEL PARKING SPACES SHALL BE CLEARLY MARKED WITH PROPER SIGNAGE.
2. HEAVY DUTY ASPHALT.
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12. HEAVY DUTY ASPHALT.

UTILITY NOTES:

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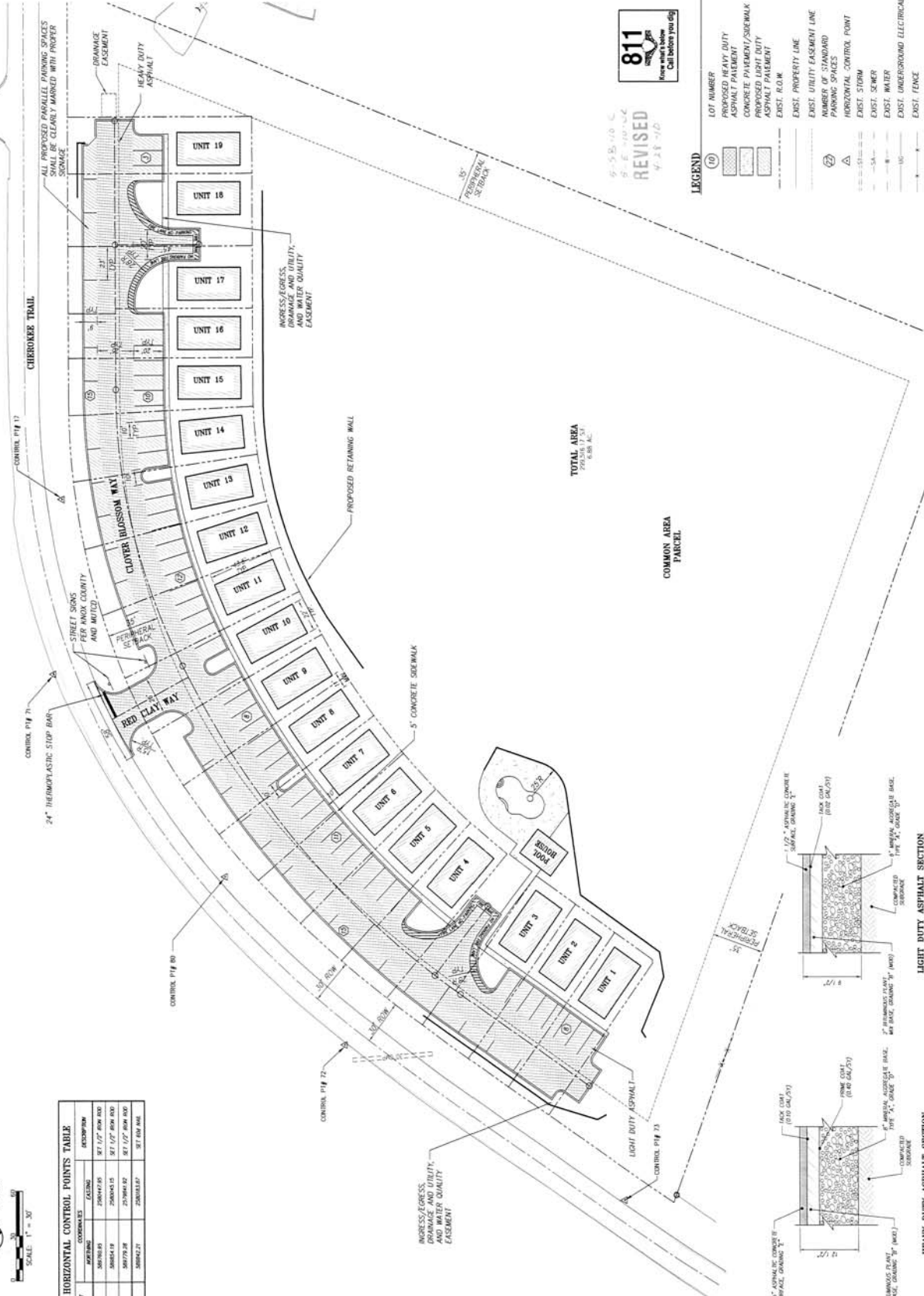
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POINT	CONTOUR	ELEVATION	REMARKS
1	100	240.00	10' PAV. GRAD.
2	100	240.00	10' PAV. GRAD.
3	100	240.00	10' PAV. GRAD.
4	100	240.00	10' PAV. GRAD.
5	100	240.00	10' PAV. GRAD.
6	100	240.00	10' PAV. GRAD.
7	100	240.00	10' PAV. GRAD.
8	100	240.00	10' PAV. GRAD.
9	100	240.00	10' PAV. GRAD.
10	100	240.00	10' PAV. GRAD.
11	100	240.00	10' PAV. GRAD.
12	100	240.00	10' PAV. GRAD.
13	100	240.00	10' PAV. GRAD.
14	100	240.00	10' PAV. GRAD.
15	100	240.00	10' PAV. GRAD.
16	100	240.00	10' PAV. GRAD.
17	100	240.00	10' PAV. GRAD.
18	100	240.00	10' PAV. GRAD.
19	100	240.00	10' PAV. GRAD.

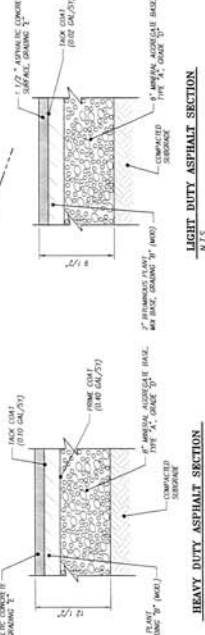


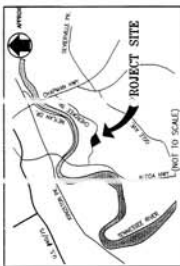
REVISIONS:

5-25-10
5-11-10
4-11-10

LEGEND:

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- EXIST. PAVEMENT
- EXIST. PROPERTY LINE
- EXIST. UTILITY EASEMENT LINE
- NUMBER OF STANDARD PARKING SPACES
- HORIZONTAL CONTROL POINT
- EXIST. STORM
- EXIST. SEWER
- EXIST. WATER
- EXIST. UNDERGROUND ELECTRICAL
- EXIST. FENCE
- EXIST. POWER POLE





GENERAL NOTES:

1. ANDREWS CEMETERY IS LOCATED TO THE WEST OF THE PROJECT SITE.
2. ZONING IS "RM" - PLANNED RESIDENTIAL - R.O.V./AC.
3. AREA OF PROPERTY IS 6.301 ACRES.
4. ELEVATIONS ARE IN FEET.
5. FINISHED FLOOR SHALL BE FINISHED AND ARE NOT TO BE CONSIDERED AS FINISHED.
6. PROPERTY OWNER: ARONIAN AT KEN VILLE INC. WAINWRIGHT, G. 30877
7. EXISTING CONTIGUOUS BOUNDARY AND OTHER TOPOGRAPHIC INFORMATION IS SHOWN FOR REFERENCE. ALL DIMENSIONS FORMED BY CANNON AND ASSOCIATES SHALL BE TAKEN AS PART OF THE FINAL DRAINAGE DESIGN.
8. UNDERGROUND UTILITIES SHALL BE IN ACCORDANCE WITH SECTION 65-41, "LANDSCAPING" AND COUNTY MINIMUM SUBVERSION REGULATIONS.
9. SITE ELEVATIONS WILL BE PROVIDED AS PART OF FINAL DESIGN.
10. REQUIRED SPOT ELEVATIONS ARE TO BE CERTIFIED BY A LICENSED SURVEYOR.

LANDSCAPING: ACTIVITIES SHALL BE IN ACCORDANCE WITH SECTION 65-41, "LANDSCAPING" AND COUNTY MINIMUM SUBVERSION REGULATIONS.

ROSION CONTROL: SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "ROSION CONTROL" SECTION OF THE "CONSTRUCTION" SPECIFICATIONS. THE ROSSER SYSTEM SHALL BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY. UTILITIES AND LANDSCAPING ACTIVITIES ARE TO BE COMPLETED.

UTILITY CROSSINGS: SHALL BE PROVIDED BY THE FOLLOWING: WATER - KNOWLEDGE UTILITIES BOARD; SEWER - KNOWLEDGE UTILITIES BOARD; GAS - ANDREWS UTILITIES BOARD.

REVISIONS:

DATE: 05/13/10
BY: [Signature]

Company Logo: Cannon & Cannon, Inc.
Civil Engineers & Surveyors
1100 N. 10th Street
Tomball, TX 77375
Tel: 281-291-1100
Fax: 281-291-1101

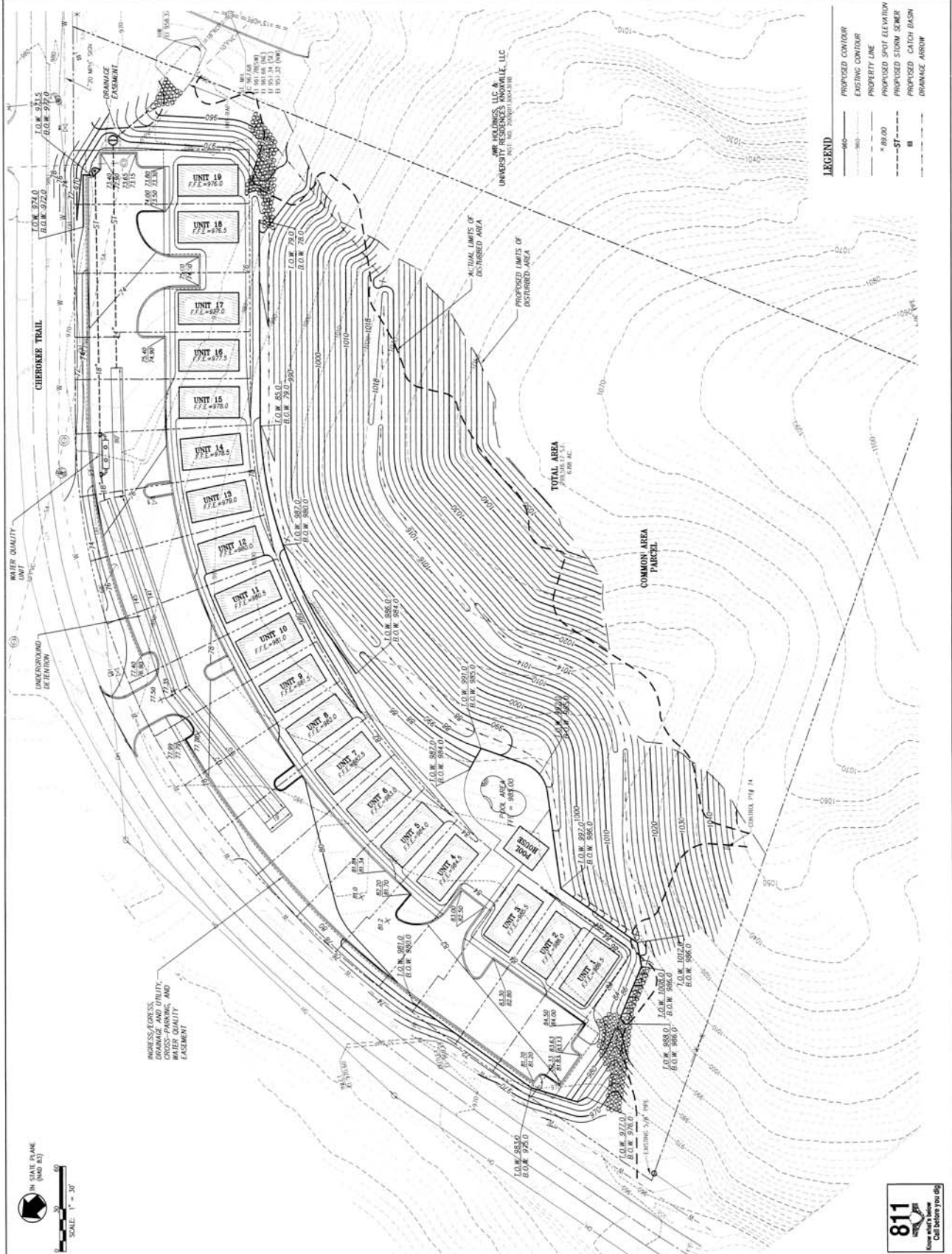
Client: CHERRY BERRY COMMUNITIES
ADDRESS: 1100 N. 10th Street
Tomball, TX 77375
Tel: 281-291-1100

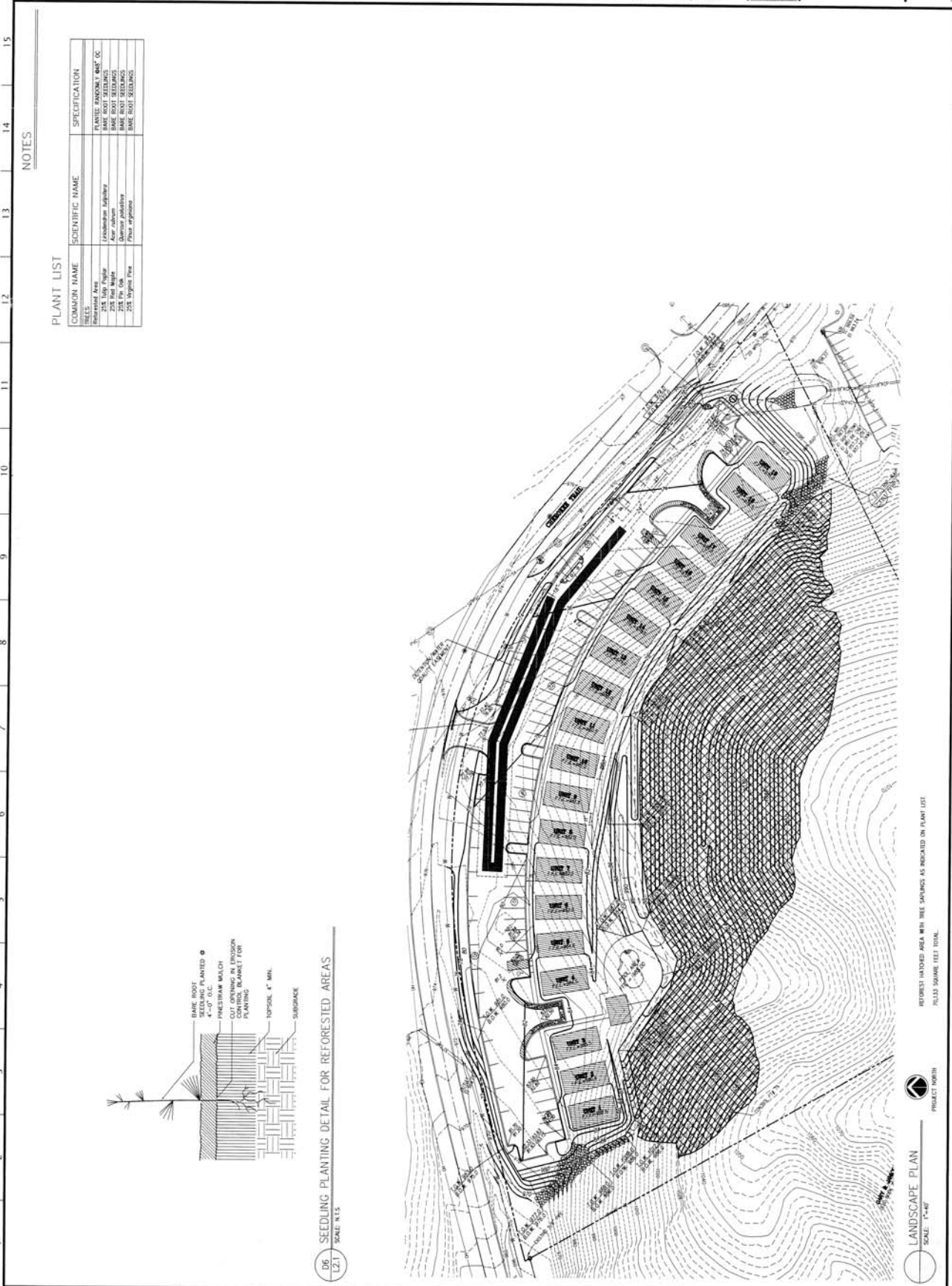
Project: THE BIRCHWOOD AT NOXVILLE
PHASE TWO
NOXVILLE, TENNESSEE

Document: CONCEPT/USE OF REVIEW
GRADING PLAN

Project Info:
DATE: 05/13/10
FILE: 10-1100-01
SHEET: 03

Project Status:
PRELIMINARY
NOT FOR CONSTRUCTION





NOTES

PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SPECIFICATION
REDFLORA DOGWOOD	<i>Spinaea dioica</i>	PLANT: 100% DOGWOOD
25% Red Maple	<i>Acer rubrum</i>	PLANT: 100% DOGWOOD
25% Red Maple	<i>Acer rubrum</i>	PLANT: 100% DOGWOOD
25% Red Maple	<i>Acer rubrum</i>	PLANT: 100% DOGWOOD
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25% Red Maple	<i>Acer rubrum</i>	PLANT: 100% DOGWOOD

berkeley architects

1155 15th Ave. S.
Knoxville, TN 37903
423-253-4477

NOTES

- LANDSCAPE NOTES: THIS PLAN IS FOR THE REFORESTED AREA WITH THE SPECIFICATIONS AND NOTES INDICATED ON THE PLAN. THE REFORESTED AREA IS TO BE PLANTED WITH THE SPECIFICATIONS AND NOTES INDICATED ON THE PLAN. THE REFORESTED AREA IS TO BE PLANTED WITH THE SPECIFICATIONS AND NOTES INDICATED ON THE PLAN.
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REVISED
11-13-10

THE ORCHARD - PHASE II
KNOX HILL, TENNESSEE

LANDSCAPE PLAN

DATE	DESCRIPTION



L.I.

SCALE

DATE