

▶ **FILE #:** 3-D-12-UR **AGENDA ITEM #:** 44
 POSTPONEMENT(S): 3/8/2012 **AGENDA DATE:** 4/12/2012
 ▶ **APPLICANT:** JOHN A. MURPHY
 OWNER(S): John A. Murphy

TAX ID NUMBER: 120 F B 03602
 JURISDICTION: City Council District 2
 ▶ **LOCATION:** North side of Gleason Dr., east of Morrell Rd.
 ▶ **APPX. SIZE OF TRACT:** 3.03 acres
 SECTOR PLAN: West City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Gleason Dr, a local street with a divided median, two to four lane section.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Fourth Creek

▶ **ZONING:** PC-1 (Retail and Office Park)
 ▶ **EXISTING LAND USE:** Vacant lot
 ▶ **PROPOSED USE:** Residential units above commercial
 61.06 du/ac
 HISTORY OF ZONING: The property was rezoned to RP-1 (Planned Residential) with a density of 6-14 du/ac in 1996 for the southern 10 acres, and RP-1 (Planned Residential) with a density of 24 du/ac for the northern 10 acres in 2000.
 SURROUNDING LAND USE AND ZONING: North: Shopping center / PC-1 (Retail and Office Park)
 South: Apartments and vacant land / RP-1 (Planned Residential)
 East: Assisted living facility / R-1A (Low Density Residential)
 West: Shopping center / PC-1 (Retail and Office Park)
 NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of low and medium density residential development, and office and commercial uses.

STAFF RECOMMENDATION:

- ▶ **APPROVE the development plan for up to 185 apartment units over a ground floor of mixed commercial businesses, subject to the following 9 conditions:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Providing any documentation to the Knoxville Department of Engineering that indicates that detention for this site had been previously master planned as part of the stormwater improvements that are in place for the Deane Hill center.
 3. Providing documentation that legal access to the driveway along the western side of the property either exists or will be provided.

4. Moving the accessible parking spaces within the parking garage closer to the elevator.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. All signage for the development is subject to approval by Planning Commission Staff and the Knoxville Sign Inspector.
7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for the project. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 3.03 acre site with a mixed use facility that includes a five story apartment building over a ground floor of mixed commercial businesses. The site is located on the south side of the Centre at Deane Hill shopping center with access to Gleason Dr. The site was originally identified on the Deane Hill Master Plan approved in 1996 as The Lodge at Deane Hill, a proposed five story hotel. An assisted living facility is located directly to the east.

The property which is zoned PC-1 (Retail and Office Park) district allows dwellings on the second floor and above over commercial uses. The PC-1 zoning has no restrictions on the number of stories or the density for residential development.

The apartment building includes a mix of one, two and three bedroom units with 85 one bedroom units, 85 two bedroom units and 15 three bedroom units proposed. With a total of 185 units, the residential density for the development is 61.06 du/ac. The maximum lot coverage by buildings in the PC-1 district is 50%. The proposed lot coverage is 39.7%.

The proposed driveway access for the development includes two access drives onto Gleason Dr., and one access drive onto the access driveway between Gleason Dr. and the shopping center.

The plan includes a total of 325 parking spaces with 134 surface parking spaces and 191 garage spaces. There are 128 parking spaces located in a basement level parking garage and 63 spaces located in the ground floor garage behind the commercial businesses. Amenities proposed for the development include a clubhouse, fitness center and pool area.

The updated Traffic Impact Analysis prepared for this development identified that current traffic operations at each of the study intersections generally are very good and are expected to continue with the background growth of traffic. With the proposed mix use commercial space/apartment complex, traffic conditions are expected to continue to be acceptable.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed apartment complex and commercial space is consistent in use and density with the requirements of the existing PC-1 zoning. Other development in the area has occurred under the PC-1 (Retail and Office Park) and RP-1 (Planned Residential) zoning regulations.
3. As identified in the Traffic Impact Analysis, the proposed development will have minimal traffic impacts with efficient and safe traffic flow being maintained.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed commercial businesses and apartment complex meets the standards for development within a PC-1 (Retail and Office Park) 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and One Year Plan designate this property as mixed uses - regional commercial
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 2228 (average daily vehicle trips)

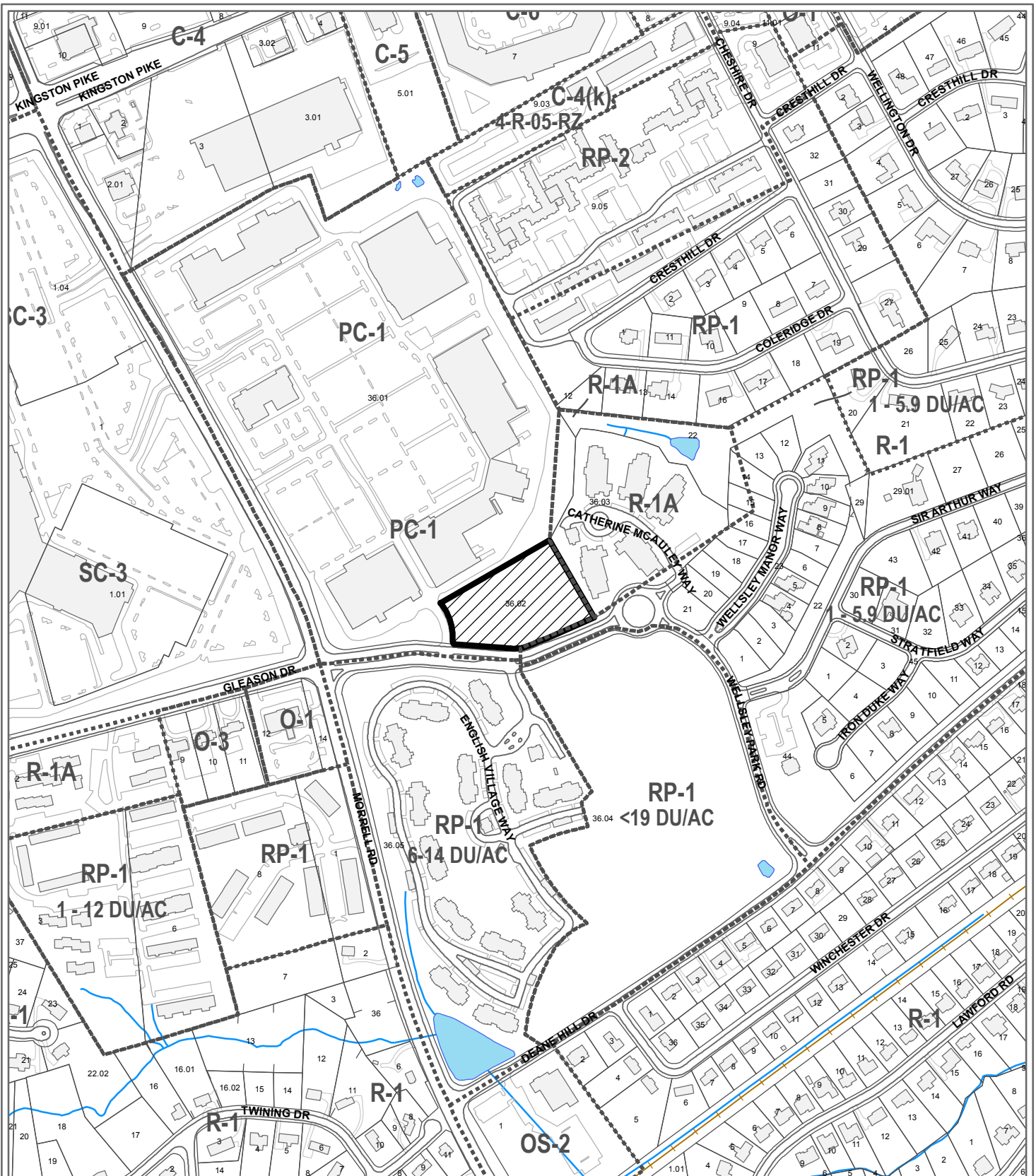
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 28 (public and private school children, ages 5-18 years)

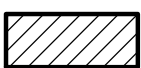
Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- 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.



**3-D-12-UR
USE ON REVIEW**



Residential units above retail commercial in PC-1 (Retail and Office Park)

Original Print Date: 2/17/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Murphy, John A.

Map No: 120
 Jurisdiction: City

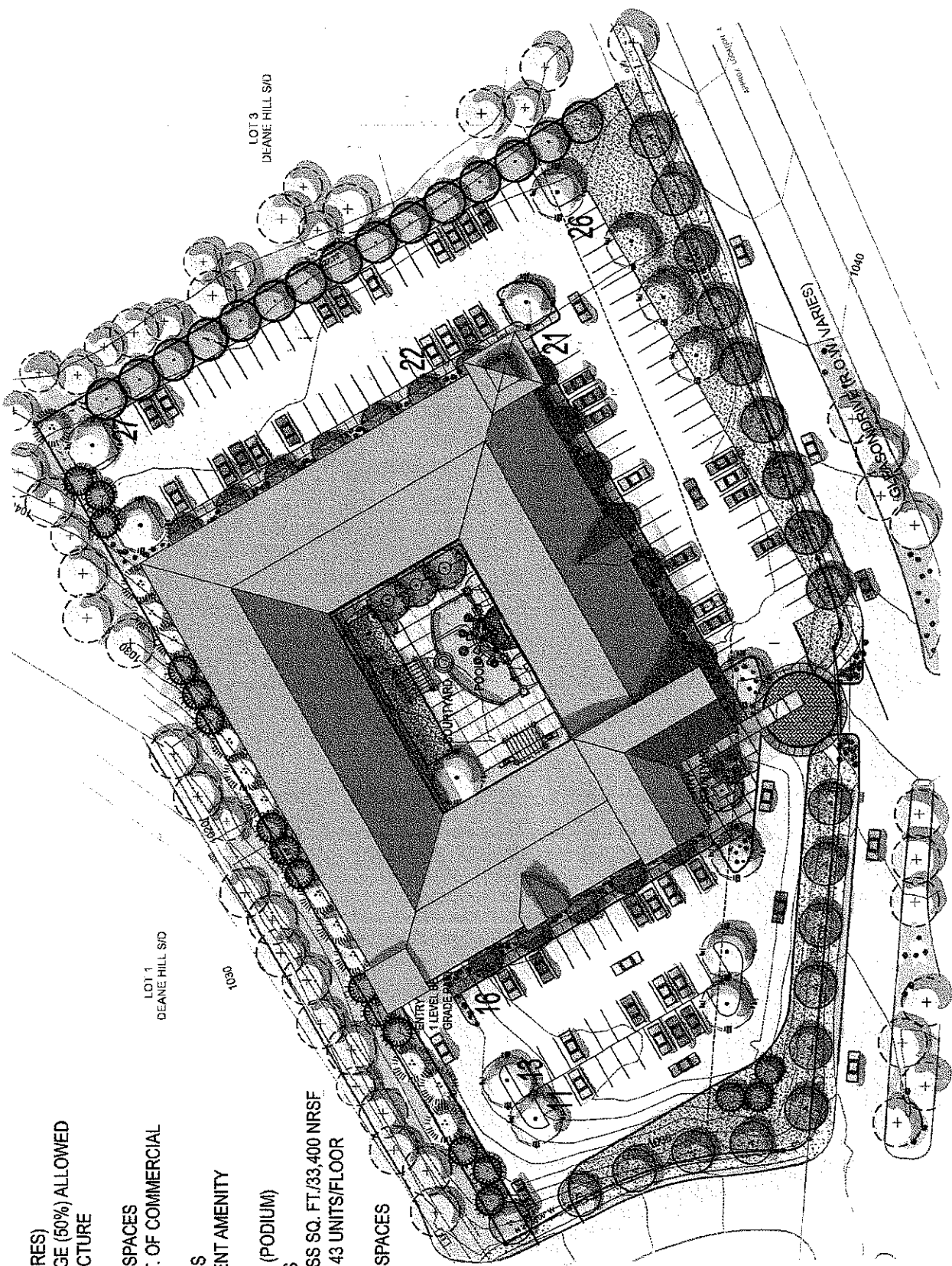


MPG April 2012

SITE TOTALS:
 136,750 SQ. FT. (3.03 ACRES)
 66,125 SQ. FT. COVERAGE (50%) ALLOWED
 49,625 SQ. FT. OF STRUCTURE

LEVEL 0: 162 PARKING SPACES
LEVEL 1: 15,000 SQ. FT. OF COMMERCIAL
 5,000 SQ. FT. CLUB
 2,000 SQ. FT. FITNESS
 4,000 SQ. FT. RESIDENT AMENITY
 5,000 SQ. FT. RETAIL
 100 PARKING SPACES (PODIUM)
 136 SURFACE SPACES
LEVEL 2-5: 41,751 GROSS SQ. FT./33,400 NRSF
 @800 SQ. FT./UNIT: 43 UNITS/FLOOR

TOTALS: 172 UNITS/398 SPACES



THE WELLSLEY

DEVELOPED BY J.A. MURPHY
 KNOXVILLE, TN

HPA#11470



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2012.01.23



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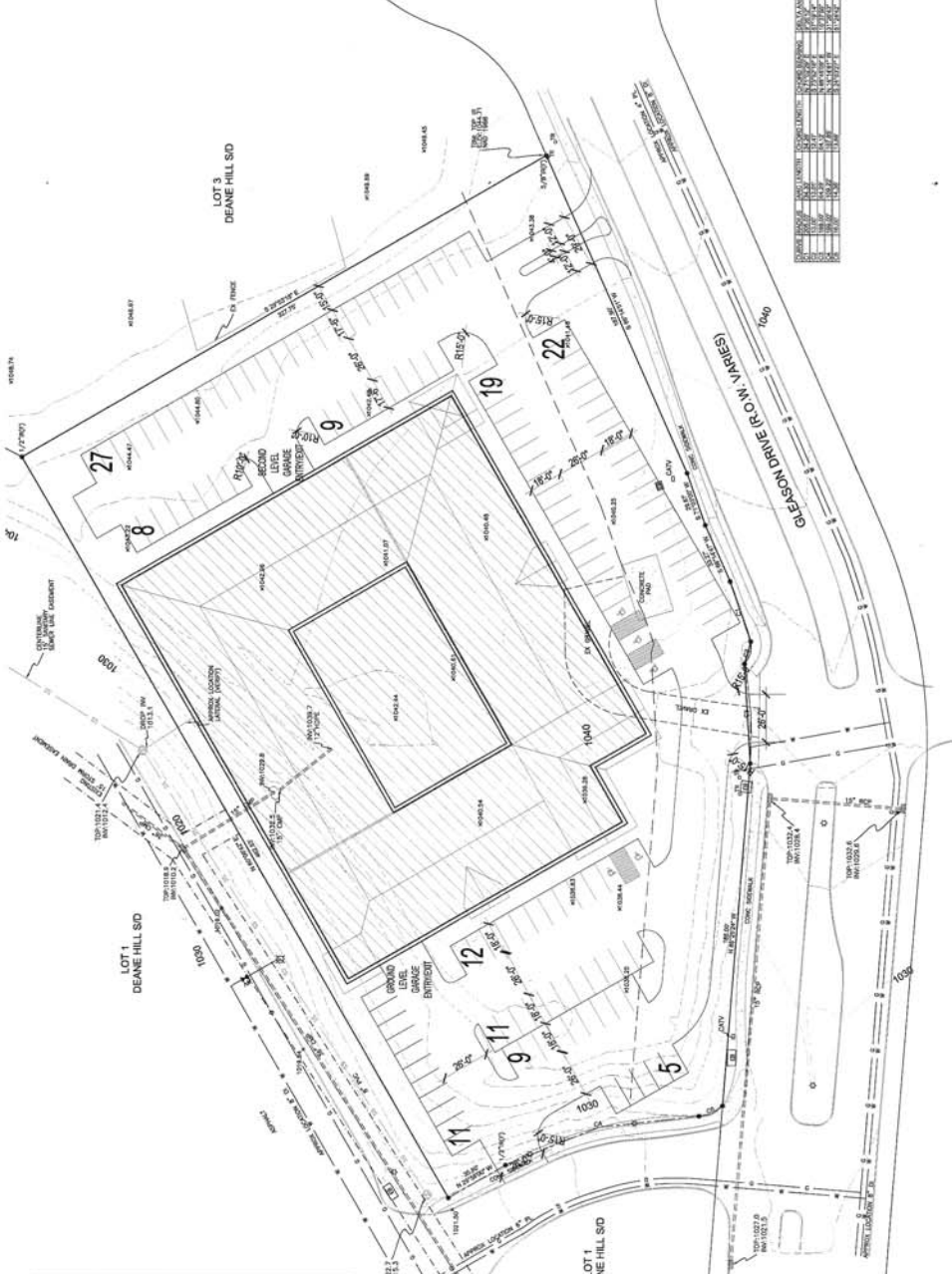
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3-D-12-UR
 REVISED
 3-28-12

THE WELLSLEY					2011/70	2022/12
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	PERCENTAGE	TOTAL AREA
A1	1br/1ba	559	25	25	13.51%	13,975
A2	1br/1ba	681	15	15	8.11%	10,215
A3	1br/1ba	760	45	45	24.32%	35,100
B1	2br/2ba	950	45	90	24.32%	42,750
B2	2br/2ba	890	10	20	5.41%	8,900
B3	2br/2ba	1,056	20	40	10.81%	21,120
B4	2br/2ba	1,228	10	20	5.41%	12,280
C1	3br/2ba	1,396	15	45	8.11%	20,940
TOTALS			185	300	100.00%	165,280

UNIT AVERAGE NET SF: 883
 *NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA
 UNIT AVERAGE NET SF: 883 S.F.
 ACRES: 3.03 ACRES
 DENSITY: 61 UNITS/ACRE
 COMMERCIAL: 14,000 S.F.

SITE TABULATIONS:

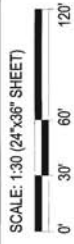
SITE: 3.03 ACRES
 132,283.88 S.F.

BUILDING FOOTPRINT: 50,384.49 S.F.
 38.08%

USES: 14,000 S.F. RETAIL
 185 UNITS

PARKING: 133 SURFACE SPACES
 192 GARAGE SPACES
 (10 ACCESSIBLE-3 VAN ACCESSIBLE)
 325 TOTAL SPACES

70 RETAIL SPACES
 255 RESIDENTIAL SPACES



A201

ARCHITECTURAL SITE PLAN

THE WELLSLEY
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3-3-12-02
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 3-28-12



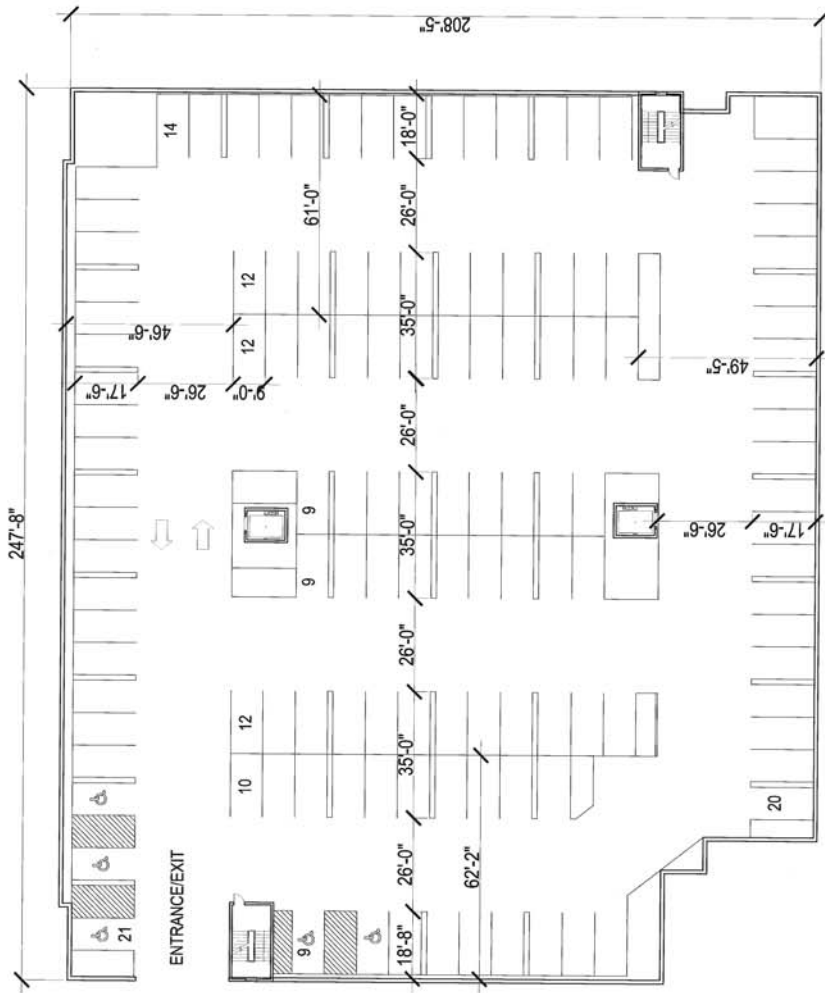
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2012.02.27

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BASEMENT FLOOR PLAN
 SCALE: 1/16" = 1'0"
 128 PARKING SPACES

3-D-12-0/2
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 3-28-12

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ALE: 1/16" = 1'0" (24"x36" SHEET)
 8' 16' 32'

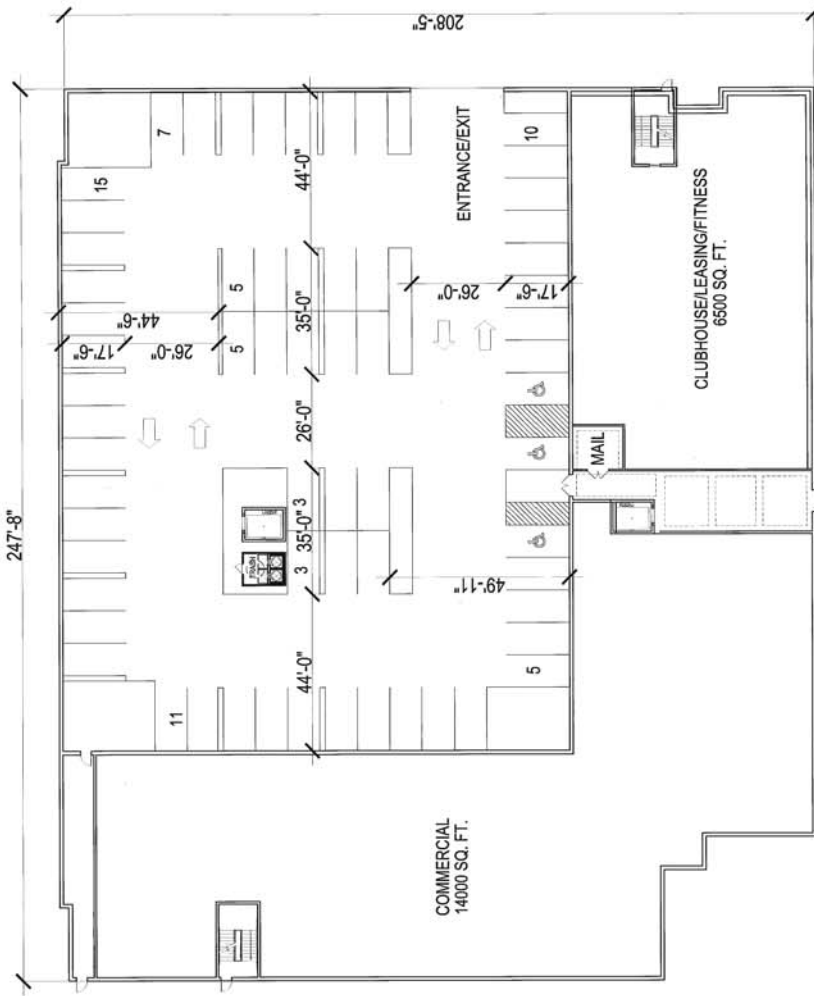
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GROUND FLOOR PLAN
 SCALE: 1/16" = 10"
 62 PARKING SPACES



SCALE: 1/16" = 1' 0" (24"x36" SHEET)

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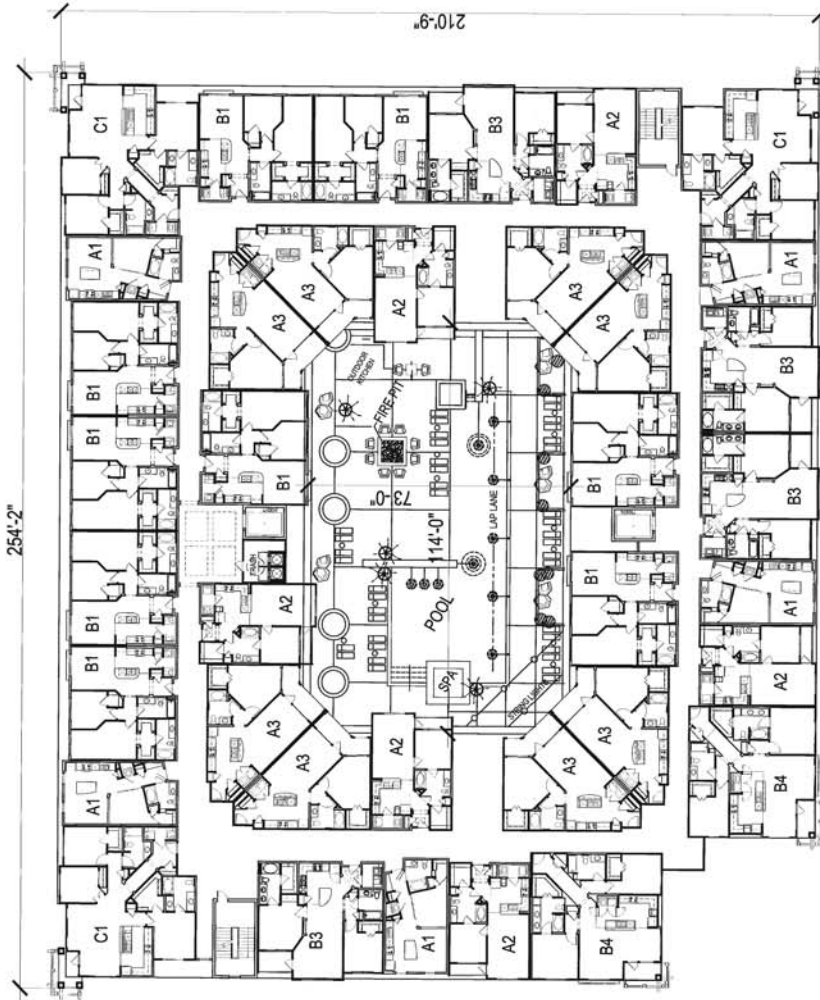
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SECOND FLOOR PLAN
SCALE: 1/16" = 10'

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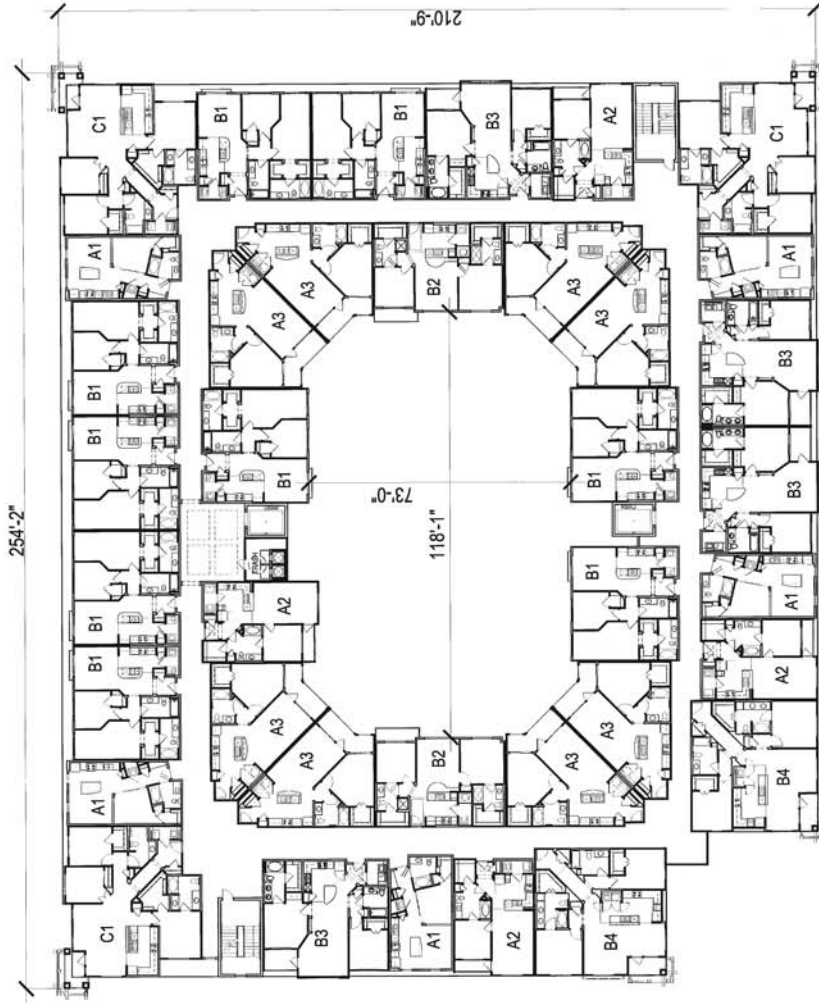
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THIRD FLOOR PLAN
SCALE: 1/16" = 1'0"



3-D-12-0K
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3-24-12

A413



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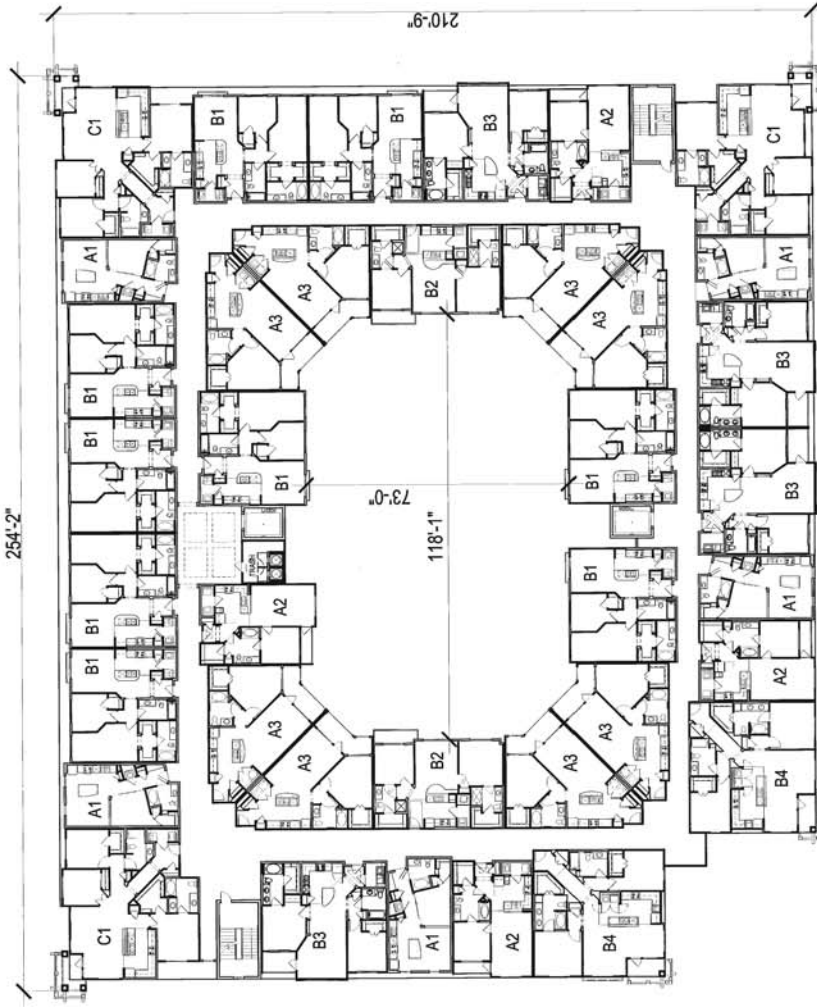
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FOURTH FLOOR PLAN
SCALE: 1/16" = 10'

3-D-12-0/2
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A414



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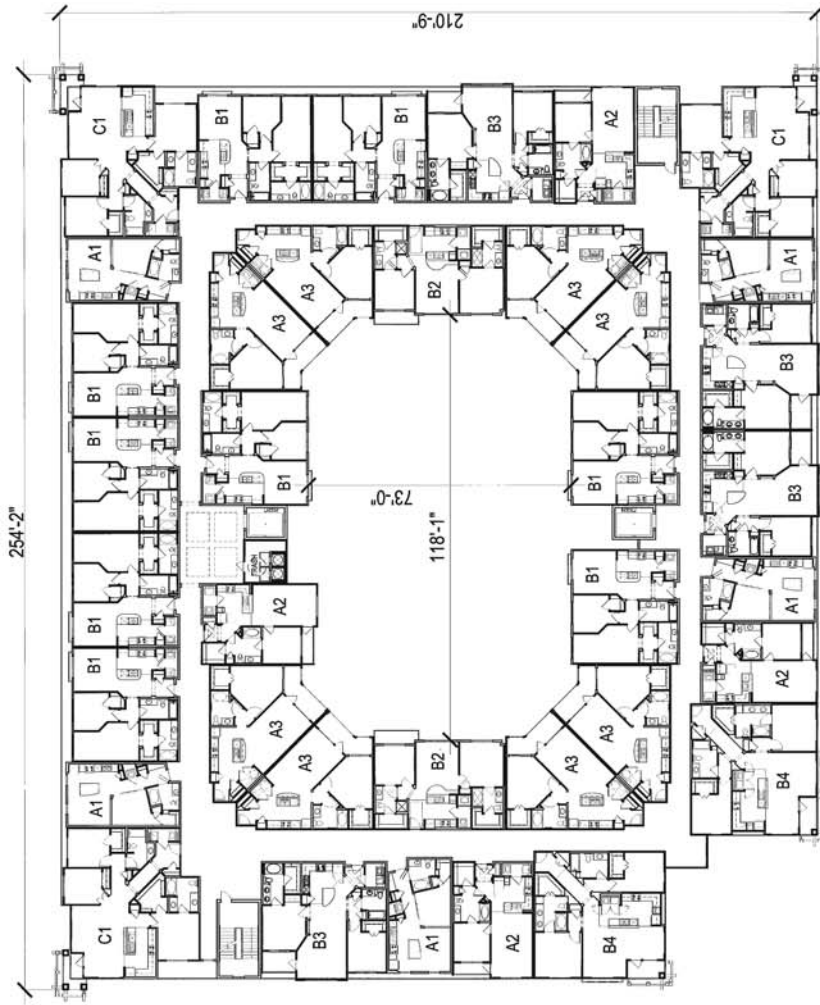
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FIFTH FLOOR PLAN
SCALE: 1/16" = 10"

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3-28-12

A415



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SCALE: 1/16" = 1'0" (24"x36" SHEET)



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