

▶ **FILE #:** 12-C-12-UR

AGENDA ITEM #: 30

AGENDA DATE: 12/13/2012

▶ **APPLICANT:** 908 CAMPUS DEVELOPMENT, LLC

OWNER(S): 908 Campus Development, LLC

TAX ID NUMBER: 94 O D 014

JURISDICTION: City Council District 1

▶ **LOCATION:** West end of Forest Av., west side of S. Twenty Third St.

▶ **APPX. SIZE OF TRACT:** 5.56 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via S. Twenty Third St., a local street with a pavement width of 18' to 25' within a right-of-way that is 40' to 50' wide

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** RP-3 (Planned Residential)

▶ **EXISTING LAND USE:** Wholesale business

▶ **PROPOSED USE:** Apartments

31.78 du/ac

HISTORY OF ZONING: The site was recently rezoned to RP-3 at 24-60 du/ac (9-E-12-RZ)

SURROUNDING LAND USE AND ZONING: North: Railroad & Dow Chemical / 1-2 & 1-4 industrial

South: Apartments / R-2 residential

East: Apartments / RP-3 residential

West: Railroad & vacant / I-2 industrial

NEIGHBORHOOD CONTEXT: The site is located in the northwest corner of the Fort Sanders neighborhood in an area that is in the process of transitioning from wholesale trade to student oriented apartment development. Zoning in the area consists of RP-3 and R-2 residential with C-6 commercial and I-2 and I-4 industrial to the west and north of the adjoining railroad tracks.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up 177 apartments at this location as shown on the site plan subject to 11 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Resubdivision of the property to consolidate the site
4. Provision of at least two entrances to the site that meet the requirements of the Knoxville Department of Engineering
5. Increasing the pavement width and designating the alley on the south side of the site for two-way traffic as

required by the Knoxville Department of Engineering

6. Submitting a detailed storm water control plan that meets the requirements of the Knoxville Department of Engineering

7. Connecting to sanitary sewer, and meeting any other applicable requirements of the Knox County Health Department.

8. Installing all landscaping, as shown on the revised landscaping plan, within six months of issuance of occupancy permits for the project.

9. Obtaining all required setback variances from the Knoxville Board of Zoning Appeals.

10. Meeting all applicable requirements and obtaining any required permits from the Tennessee Dept. of Environment and Conservation

11. Submitting a revised site plan reflecting the conditions of approval to MPC staff for review and certification prior to obtaining any required permits

With the conditions noted above, this request meets all requirements for approval in the RP-3 zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct 177 apartment units, intended for use by University of Tennessee students. The breakdown of the 177 total units is as follows: 60 4 BR/4BA units, 46 3 BR/2 BA units, 59 2BR/2BA units and 12 1BR/1BA units, for a total of 508 beds. A total of 329 parking spaces will be provided in the development. The project will consist of 3 four story apartment buildings, amenities and parking. This development will be located in an area which is now developed with warehousing and wholesaling uses.

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

1. The proposed development should have no impact on public schools. It is anticipated that most of the future residents will be University of Tennessee students. A traffic study was provided to MPC staff by the applicant. No off-site road improvements are called for in the traffic impact study. Public water and sewer utilities are in place to serve this site.

2. The proposed development will add a great deal of traffic to the area and will have an impact on surrounding properties. In the opinion of staff, the redevelopment of this site will be an improvement over its current use. Some of the existing buildings on the site are in disrepair, and much of the space is not being utilized. The development plans show building elevations that are compatible with other apartment development and residential development in the Ft. Sanders area. Substantial landscaping is proposed around every building, along every street and within every parking lot.

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

1. This request 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 area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the City of Knoxville One Year Plan, which proposes high density residential uses for this site.

ESTIMATED TRAFFIC IMPACT 1594 (average daily vehicle trips)

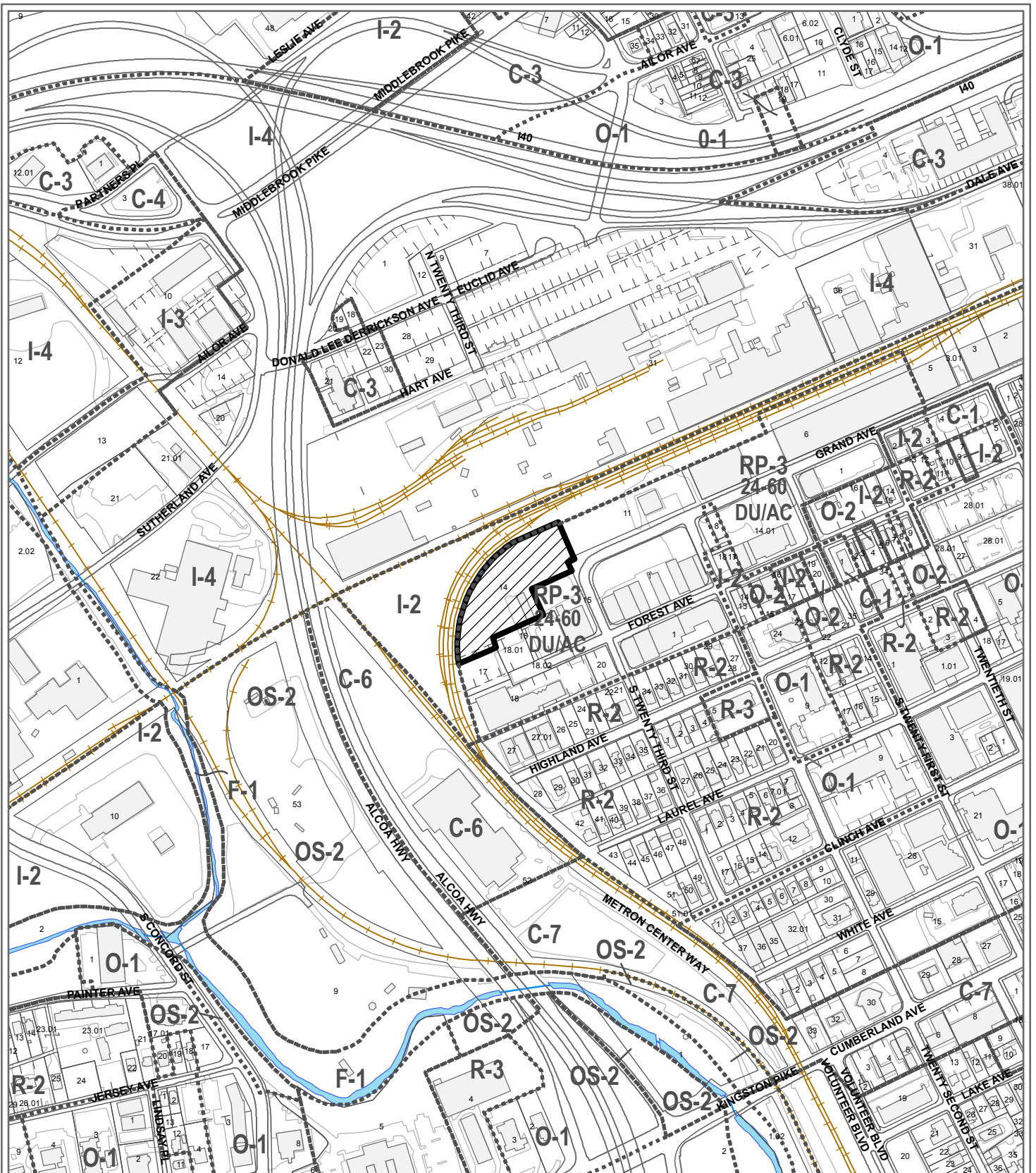
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 70 (public and private school children, ages 5-18 years)

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

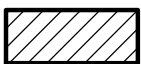
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



**12-C-12-UR
USE ON REVIEW**

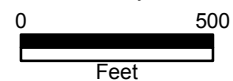
Petitioner: 908 Campus Development, LLC

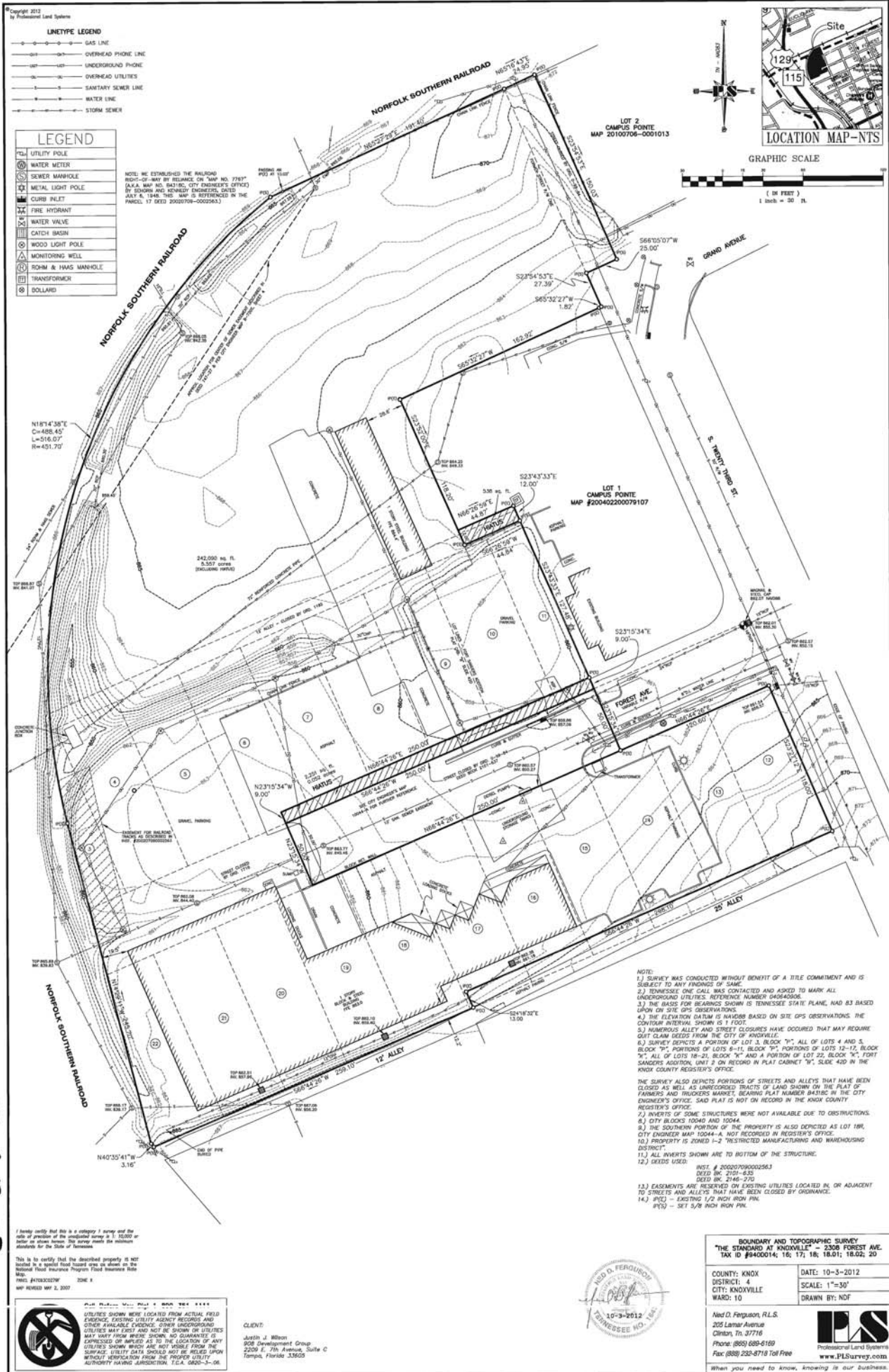


Apartments in RP-3 (Planned Residential) pending

Map No: 94
Jurisdiction: City

Original Print Date: 11/20/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





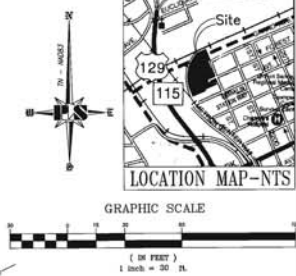
LINE TYPE LEGEND

- GAS LINE
- OVERHEAD PHONE LINE
- UNDERGROUND PHONE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER

LEGEND

- UTILITY POLE
- WATER METER
- SEWER MANHOLE
- METAL LIGHT POLE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- WOOD LIGHT POLE
- MONITORING WELL
- ROHM & HAAS MANHOLE
- TRANSFORMER
- BOLLARD

NOTE: WE ESTABLISHED THE RAILROAD RIGHT-OF-WAY BY REFERENCE TO MAP NO. 2797 (A.K.A. MAP NO. 84318C, CITY ENGINEER'S OFFICE) BY GEORGE AND KENNEDY ENGINEERS, DATED JULY 6, 1948. THIS MAP IS REFERENCED IN THE PARCEL 17 DEED 20020709-0002563.



NOTE:

- 1.) SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY FINDINGS OF SAME.
- 2.) TENNESSEE ONE CALL WAS CONTACTED AND ASKED TO MARK ALL UNDERGROUND UTILITIES, REFERENCED NUMBER GRABAGAGAG.
- 3.) THE BASIS FOR BEARINGS SHOWN IS TENNESSEE STATE PLANE, HAD 83 BASED UPON ON SITE GPS OBSERVATIONS.
- 4.) THE ELEVATION DATUM IS NAVD83 BASED ON SITE GPS OBSERVATIONS. THE CONTOUR INTERVAL SHOWN IS 1 FOOT.
- 5.) NUMEROUS ALLEY AND STREET CLOSURES HAVE OCCURRED THAT MAY REQUIRE GUT CLAIM DEEDS FROM THE CITY OF KNOXVILLE.
- 6.) SURVEY DEPICTS A PORTION OF LOT 3, BLOCK "D", ALL OF LOTS 4 AND 5, BLOCK "D", PORTIONS OF LOTS 8-11, BLOCK "D", PORTIONS OF LOTS 12-17, BLOCK "D", ALL OF LOTS 18-21, BLOCK "D" AND A PORTION OF LOT 22, BLOCK "D", FORT SANDERS ADDITION, UNIT 2 ON RECORD IN PLAT CABINET "D", SLIDE 420 IN THE KNOX COUNTY REGISTER'S OFFICE.
- 7.) THE SURVEY ALSO DEPICTS PORTIONS OF STREETS AND ALLEYS THAT HAVE BEEN CLOSED AS WELL AS UNRECORDED TRACTS OF LAND SHOWN ON THE PLAT OF FARMERS AND TRUCKERS MARKET, BEARING PLAT NUMBER BASIC IN THE CITY ENGINEER'S OFFICE. SAID PLAT IS NOT ON RECORD IN THE KNOX COUNTY REGISTER'S OFFICE.
- 8.) INVERTS OF SOME STRUCTURES WERE NOT AVAILABLE DUE TO OBSTRUCTIONS.
- 9.) CITY BLOCKS 10040 AND 10044.
- 10.) THE SOUTHERN PORTION OF THE PROPERTY IS ALSO DEPICTED AS LOT 18K, CITY ENGINEER MAP 10044-A, NOT RECORDED IN REGISTER'S OFFICE.
- 11.) PROPERTY IS ZONED I-2 RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT.
- 12.) ALL INVERTS SHOWN ARE TO BOTTOM OF THE STRUCTURE.
- 13.) DEEDS USED:
 - INSTR. # 200207090002563
 - DEED BK. 2101-635
 - DEED BK. 2148-270
- 13.) EASEMENTS ARE RESERVED ON EXISTING UTILITIES LOCATED IN OR ADJACENT TO STREETS AND ALLEYS THAT HAVE BEEN CLOSED BY ORDINANCE.
- 14.) (P/C) - EXISTING 1/2 INCH IRON PIN.
- (P/S) - SET 5/8 INCH IRON PIN.

I hereby certify that this is a category 1 survey and the title or portion of the title of the parcel is 12.0000 or better on a stone corner. This survey shall be returned to the State of Tennessee.

This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

FILED: 07/18/2012 10:41 AM

MAP RECORDED MAP 2, 2007

UTLITIES SHOWN WERE LOCATED FROM ACTUAL FIELD SURVEY. EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE, OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY HAVE BEEN MOVED SINCE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0620-3-06

CLIENT:
Justin J. Wilson
908 Development Group
2209 E. 7th Avenue, Suite C
Tomball, Florida 32655

BOUNDARY AND TOPOGRAPHIC SURVEY
"THE STANDARD AT KNOXVILLE"
TAX ID #9400014; 10; 17; 18; 18.01; 18.02; 20

COUNTY: KNOX
DISTRICT: 4
CITY: KNOXVILLE
WARD: 10

DATE: 10-3-2012
SCALE: 1"=30'
DRAWN BY: NDF

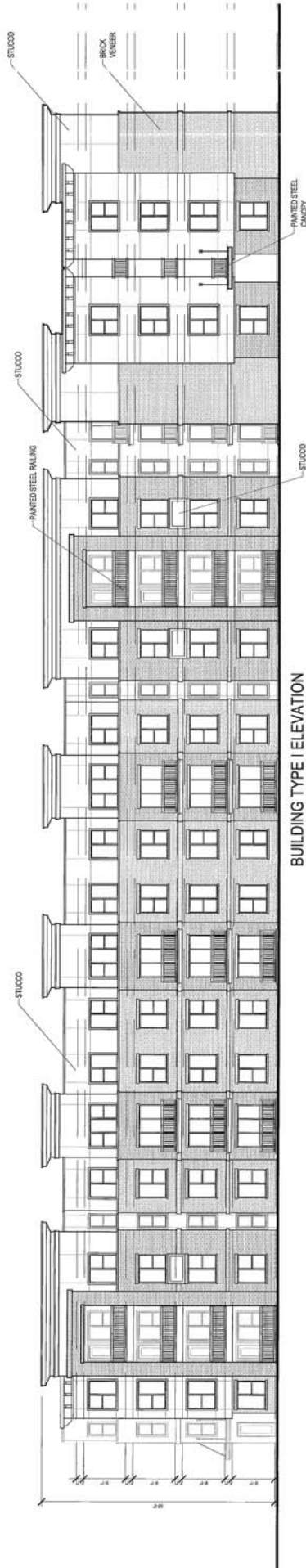
Ned D. Ferguson, R.L.S.
205 Lamar Avenue
Clinton, TN, 37716
Phone: (866) 680-6169
Fax: (888) 232-8718 Toll Free
www.PLSurvey.com

Professional Land Systems

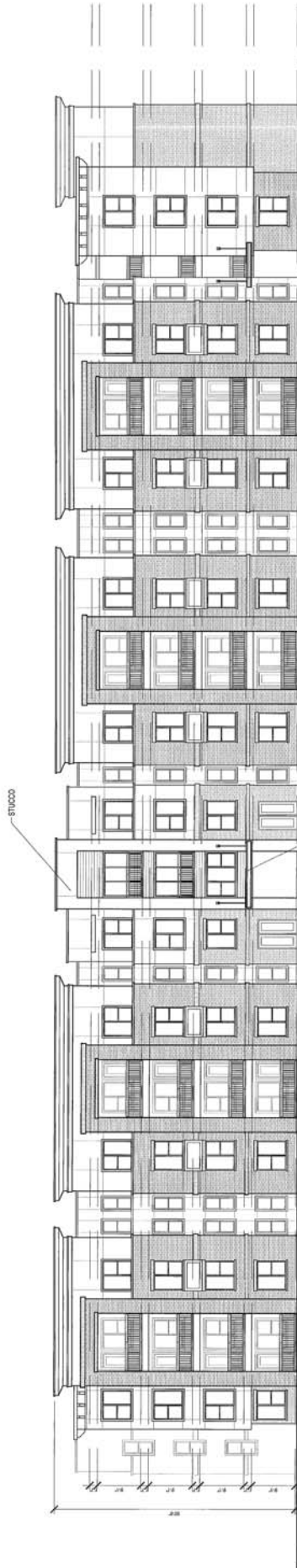
When you need to know, knowing is our business.



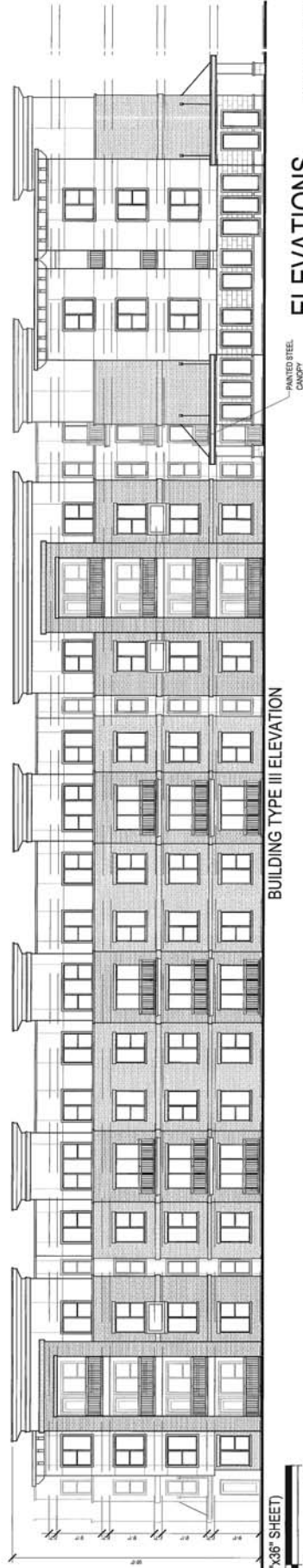
12-C-12-UR



BUILDING TYPE I ELEVATION



BUILDING TYPE II ELEVATION



BUILDING TYPE III ELEVATION

SCALE: 1:10 (24"x36" SHEET)



ELEVATIONS 1/2" = 1'-0"

THE STANDARD AT KNOXVILLE

908 DEVELOPMENT

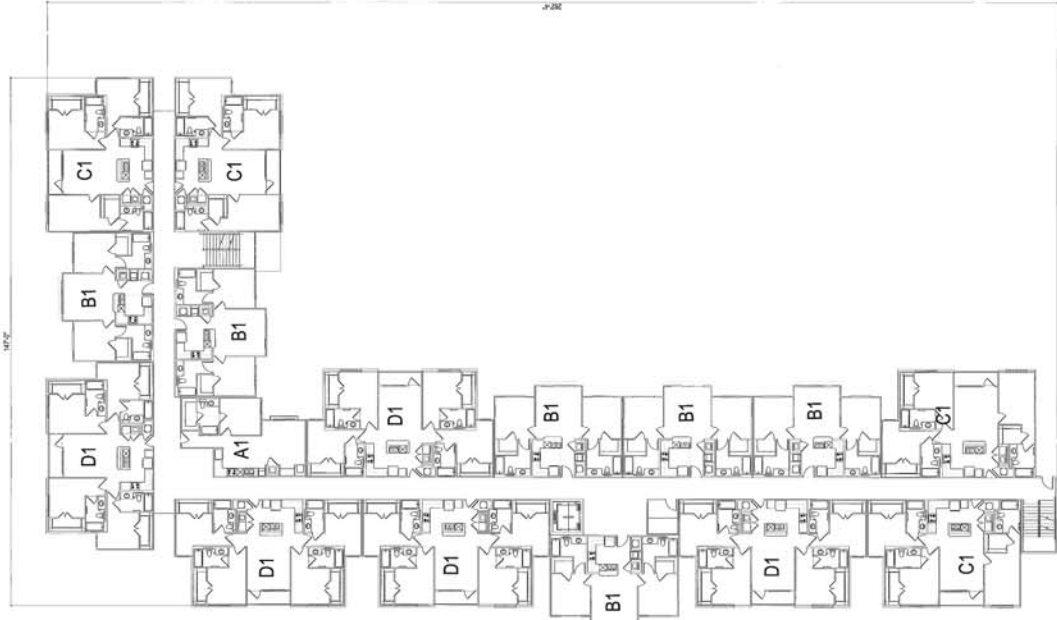
KNOXVILLE, TN

HPA #12323

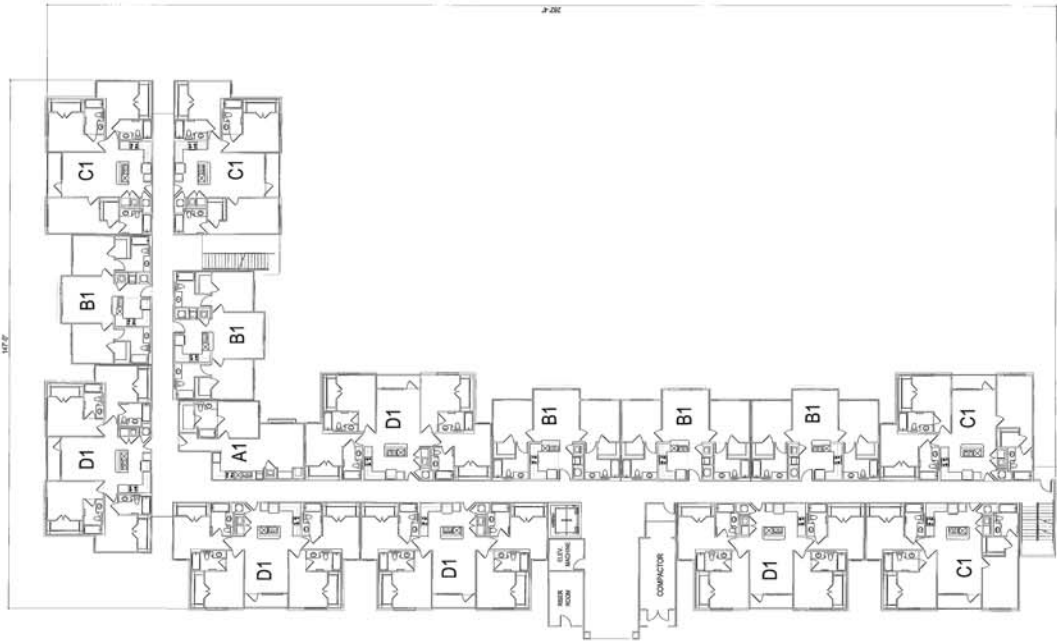
10/24/2012



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TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

SCALE: 1/16"=1'-0" (24"X36" SHEET)



12-C-12-UR A410

BUILDING TYPE I FLOOR PLANS

THE STANDARD AT KNOXVILLE

908 DEVELOPMENT

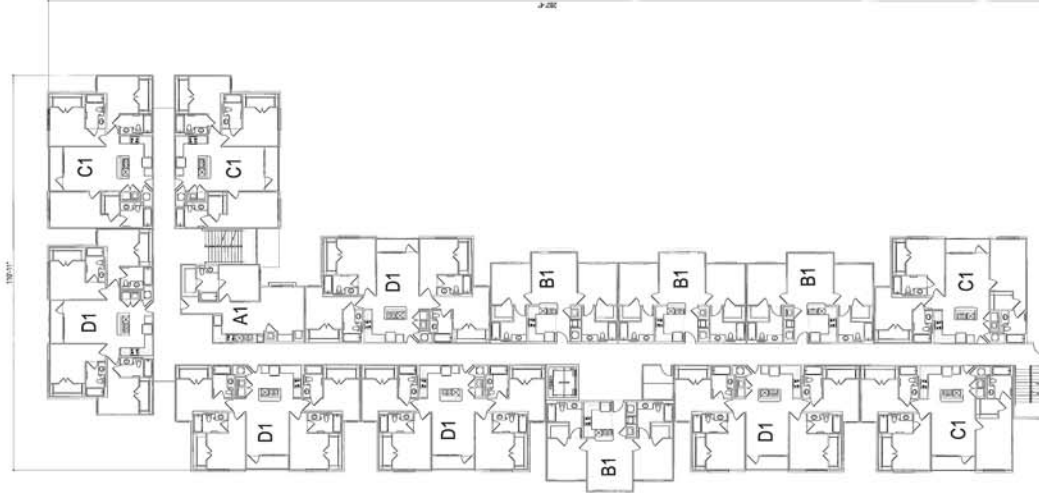
KNOXVILLE, TN

HPA #12323

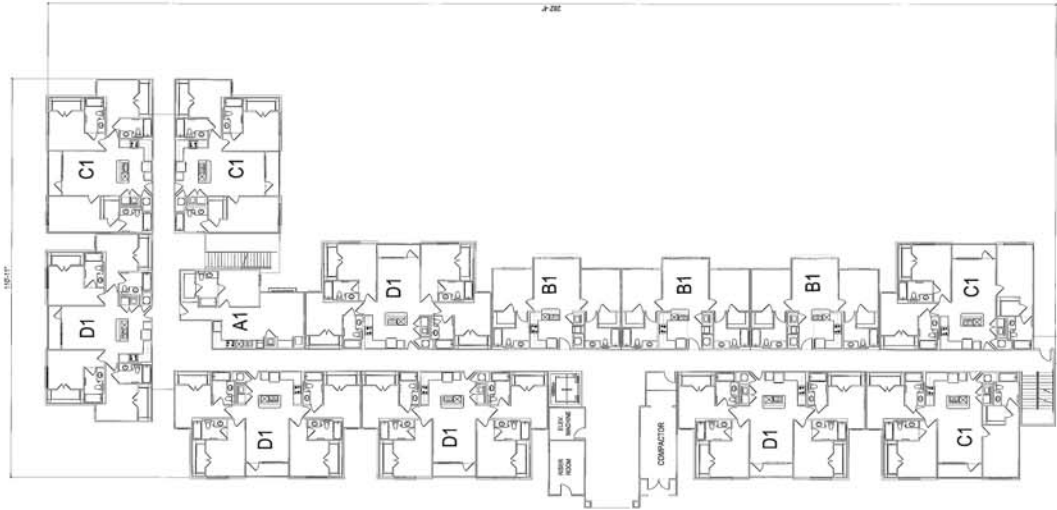
10/24/2012



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TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

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



BUILDING TYPE II FLOOR PLANS

THE STANDARD AT KNOXVILLE

908 DEVELOPMENT

KNOXVILLE, TN

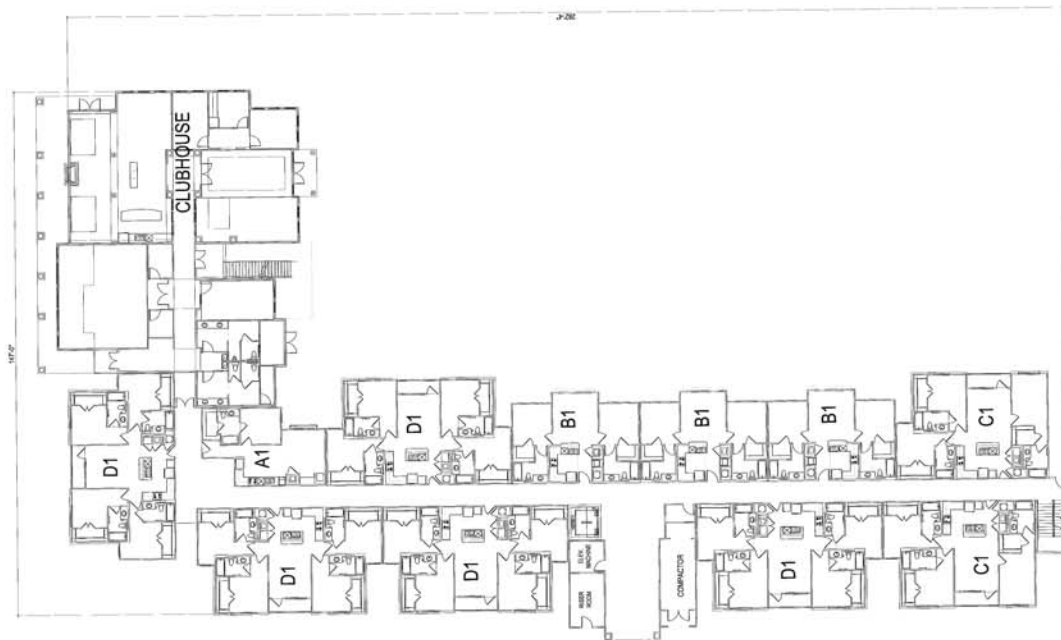
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HPA #12323

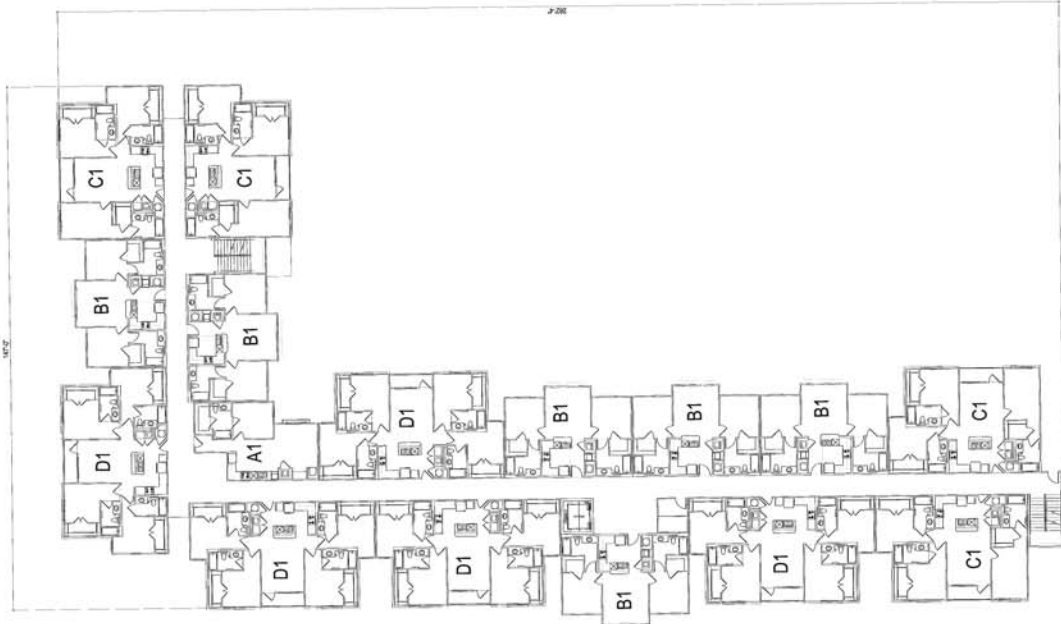


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12-C-12-11R A420



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



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

10/24/2012

BUILDING TYPE III FLOOR PLANS
 THE STANDARD AT KNOXVILLE
 908 DEVELOPMENT
 KNOXVILLE, TN

HPA #12323

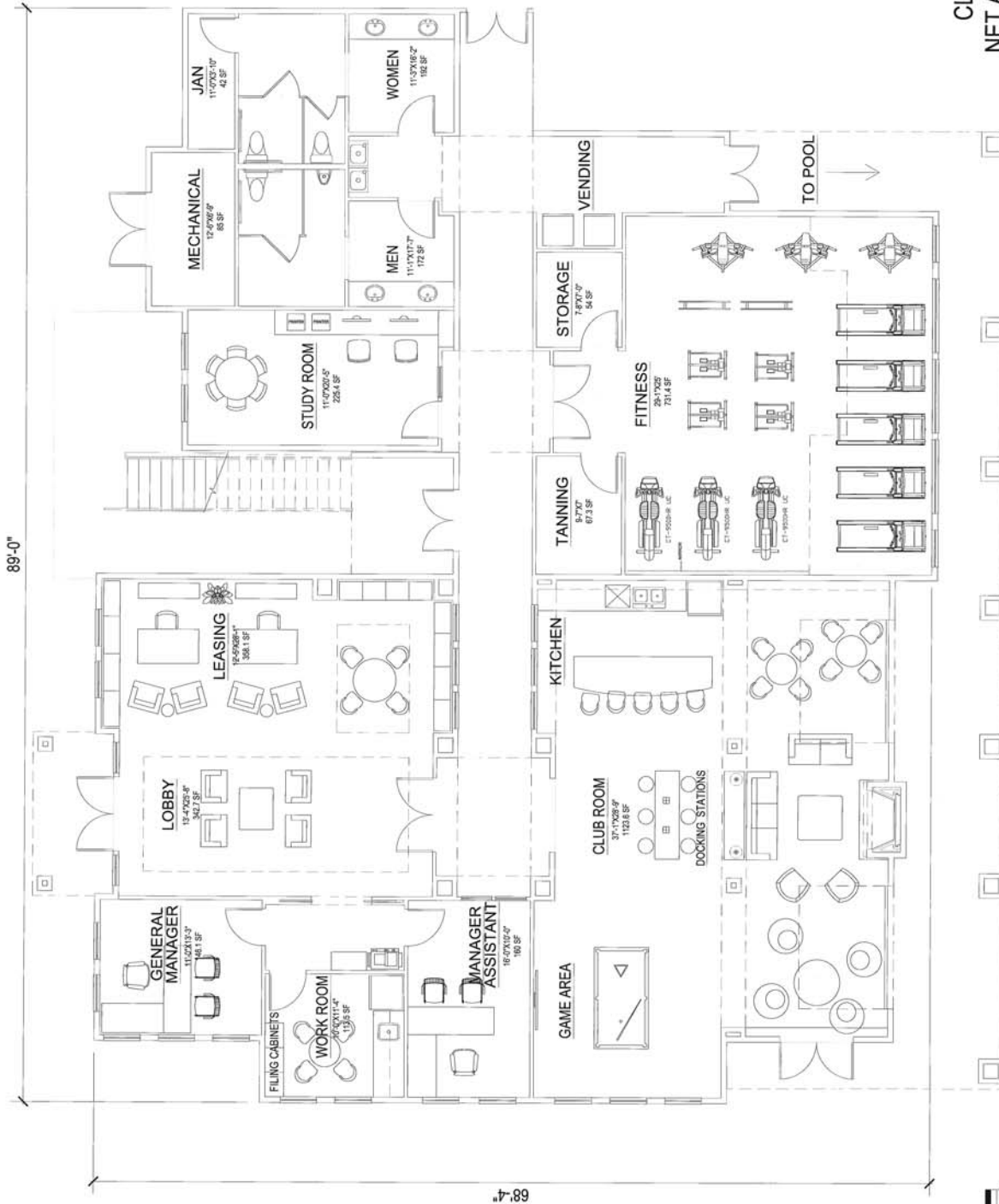


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A430

12-C-12-UR

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 only. Revisions may occur due to further investigation from
 regulatory authorities and building code analysis. Dimensions
 shown are of a preliminary nature only. Refer to surveys and G&M
 drawings for technical information and measurements.



CLUBHOUSE
NET AREA: 4856 SF.
1-2-C-12-U1R
A810

CLUBHOUSE FLOOR PLAN

THE STANDARD AT KNOXVILLE

908 DEVELOPMENT

KNOXVILLE, TN

10/24/2012

HPA #12323



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