

▶ **FILE #:** 6-C-13-UR

**AGENDA ITEM #:** 35

**AGENDA DATE:** 6/13/2013

▶ **APPLICANT:** **LESLIE L. GATTO WILLIAM C. BALL**

OWNER(S): Leslie L. Gatto

TAX ID NUMBER: 69 J B 043

JURISDICTION: City Council District 5

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

▶ **APPX. SIZE OF TRACT:** **0.814 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access via Dutch Valley Dr., a minor arterial street with 21' of pavement width within 50-55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** **R-1A (Low Density Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

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

HISTORY OF ZONING: The property was zoned R-1A earlier this year (3-A-13-RZ) . Previously the property was rezoned from R-1 to O-3 in 2009. (3-A-09-RZ)

SURROUNDING LAND USE AND ZONING:  
 North: Detached dwellings / R-1 residential  
 South: Light industrial / C-6 & I-3 industrial  
 East: Detached dwellings / R-1 residential  
 West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: The north side of Dutch Valley Dr. in this area is developed with residential uses under R-1 and RP-1 zoning. Numerous apartments are located along Dutch Valley Dr. in this area. The south side is developed with businesses under various zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for up to 8 attached residential units as shown on the site plan subject to 9 conditions**

1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Dept.
2. Participation in the KUB sewer capacity reservation program and meeting all other applicable requirements of KUB
3. Recording of a plat of the property prior to obtaining any building permits
4. Prior to obtaining any building permits certification t by the applicant's engineer/ surveyor that there is 400 feet of sight distance in both directions along Dutch Valley Dr. from the proposed entrance to the project

5. Provision of a street name for the proposed driveway that is consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
6. Submitting a landscaping plan which emphasizes buffering of adjoining residences to MPC staff for review and approval before commencing any grading on this site
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Placing a storm drainage pipe under the proposed driveway and meeting all other applicable requirements of the Knoxville Engineering Dept.
9. Provision of revised plans reflecting the conditions of this approval to MPC staff for certification prior to obtaining any grading and building permits

With the conditions noted this plan meets the requirements for approval in the R-1A district and the other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to construct eight attached residential units on the .814 acre site. The proposed development is within the density limits of the recently approved R-1A zoning. The site is bounded on three sides by detached dwellings. Staff has requested the applicant submit a landscaping plan that will buffer the adjoining dwellings from this project. Due to the presence of vegetation along the frontage of the site, staff was unable to determine if the sight distance requirement can be met. The applicant will have to certify that 400' of sight distance can be provided at the entrance prior to obtaining any building permits.

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

1. The proposed plan will have little additional impact on local services since water and sewer utilities are in place to serve this site.
2. Numerous other multi-dwelling structures are located in close proximity to this site.

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

1. The proposed residential development meets the standards for development within a R-1A (Low Density Residential) District and all other requirements of the Zoning Ordinance with the recommended conditions.
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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North City Sector Plan and the Knoxville One Year Plan designates this property for Mixed Use which includes medium density residential use at this location. The development as proposed is consistent with the Sector Plan and zoning designation.
2. The site is located within the City of Knoxville on the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT 99 (average daily vehicle trips)**

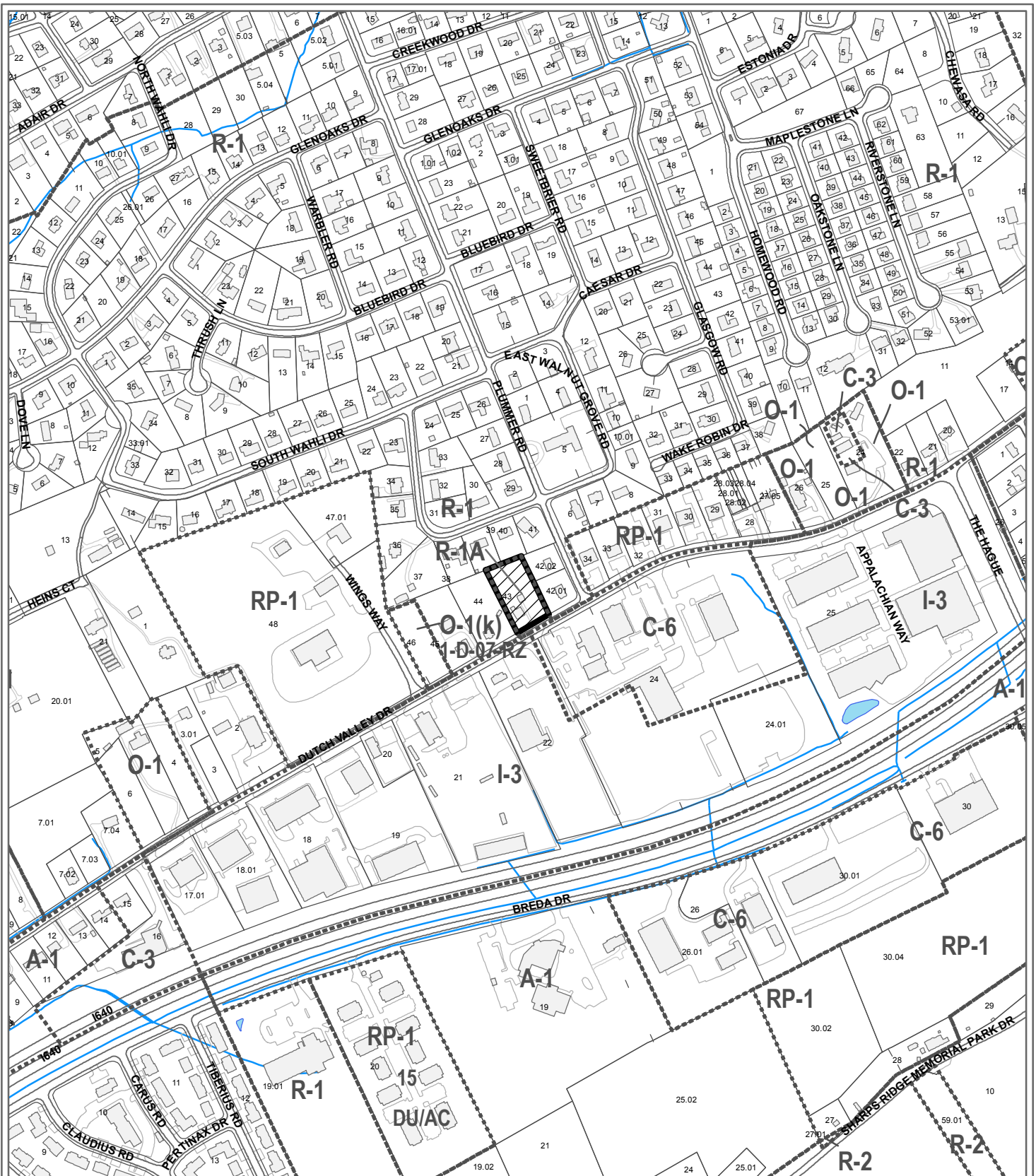
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**6-C-13-UR  
USE ON REVIEW**



Multi-dwelling development in R-1A (Low Density Residential) pending

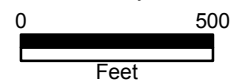
Original Print Date: 5/29/2013  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Gatto, Leslie L., William C. Ball

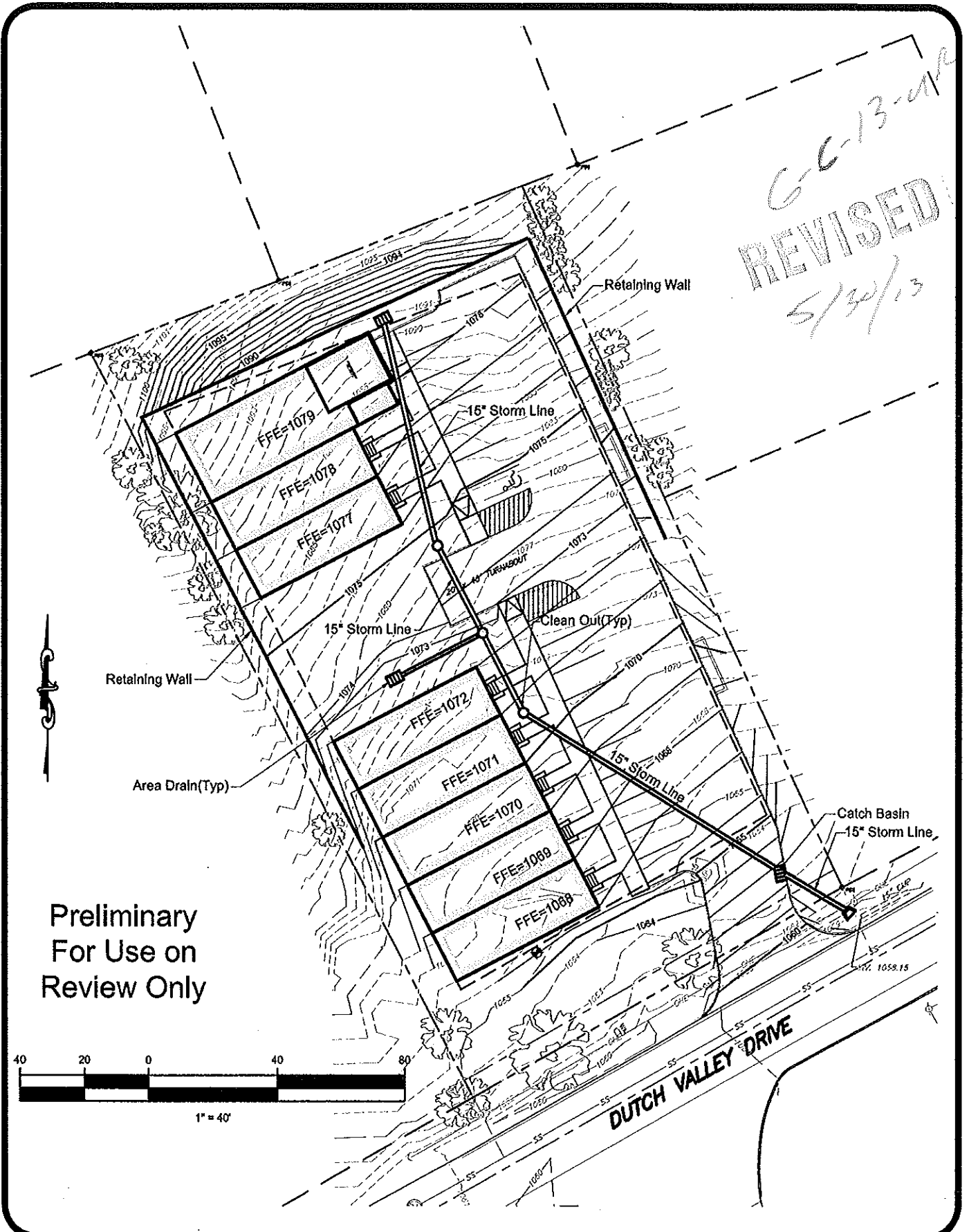
Map No: 69

Jurisdiction: City



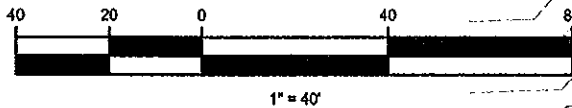
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C-C-13-011P  
 REVISED  
 5/30/13

Preliminary  
 For Use on  
 Review Only



LAND  
 DEVELOPMENT  
 SOLUTIONS

310 SIMMONS RD., SUITE K KNOXVILLE, TENNESSEE 37922  
 PH: 865-671-2281

Project: Sharp's View Townhomes

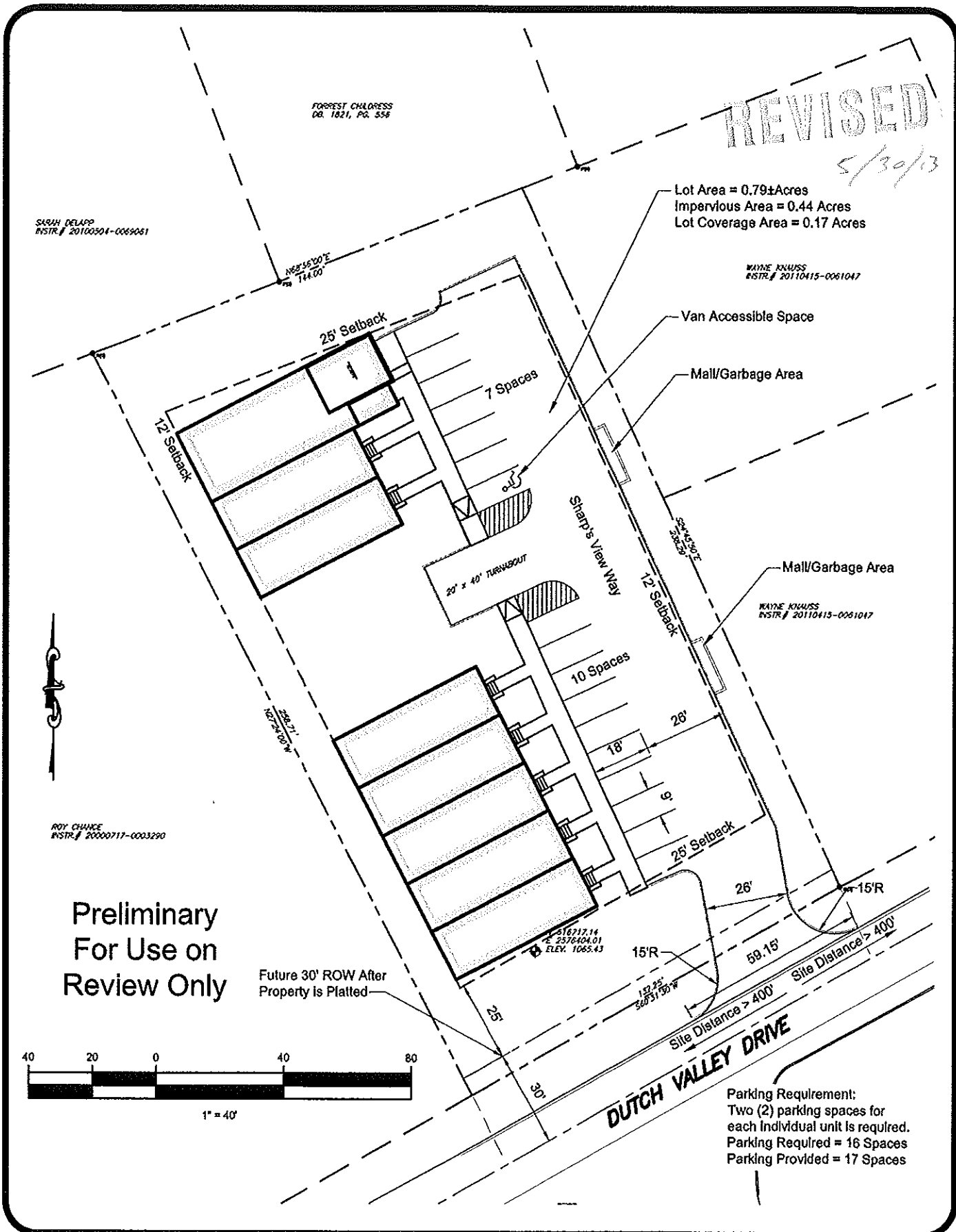
Knoxville, Tennessee

Drawn By	MSS
Checked	
Approved	
Job No.	
Scale:	Sheet No.
1"=40'	UOR-2
Date:	
6-29-13	

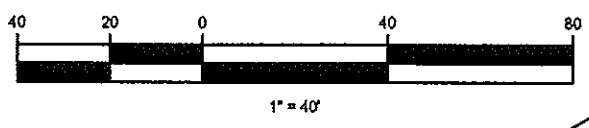
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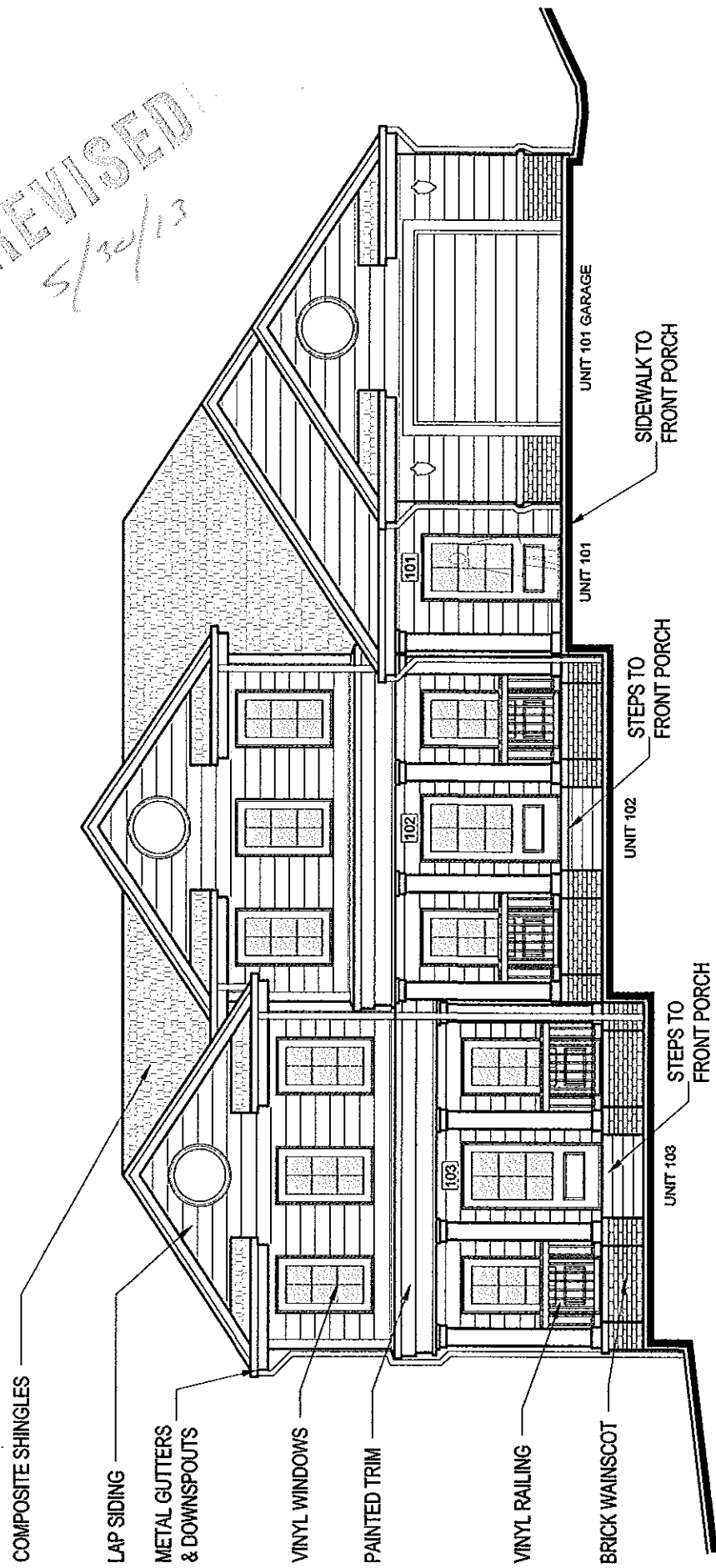
Preliminary  
For Use on  
Review Only



 <p>LAND DEVELOPMENT SOLUTIONS</p> <p>310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922 PH: 865-671-2281</p>	Project:	Sharp's View Townhomes	Drawn By	MSS
		Knoxville, Tennessee	Checked	
			Approved	
			Job No.	
			Scale:	Sheet No.
			1"=40'	UOR-1
			Date:	6-29-13

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REVISED  
5/30/13



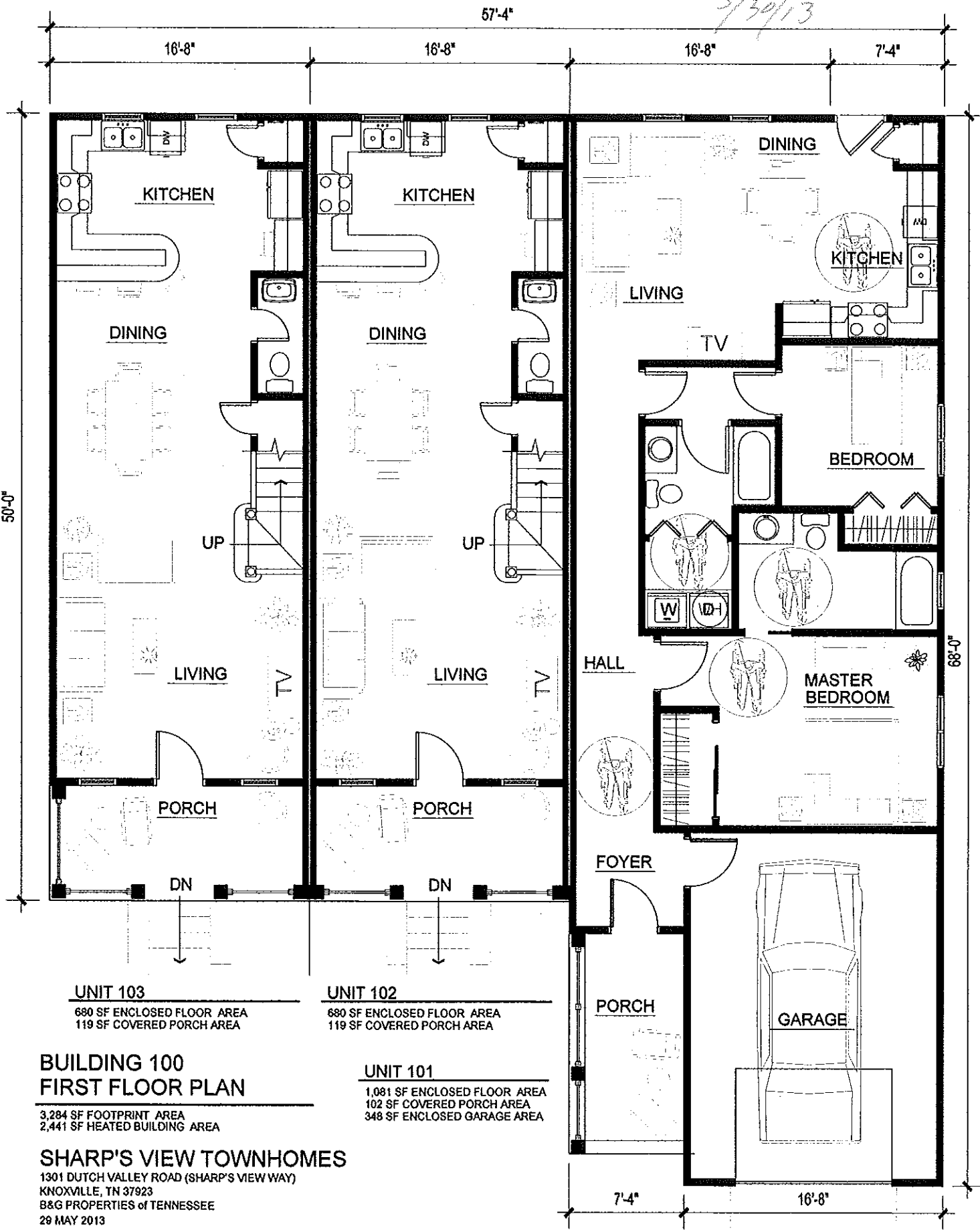
**BUILDING 100  
FRONT ELEVATION**

UNIT 101 ACCESSIBLE + GARAGE

**SHARP'S VIEW TOWNHOMES**  
1301 DUTCH VALLEY ROAD (SHARP'S VIEW WAY)  
KNOXVILLE, TN 37923  
B&G PROPERTIES OF TENNESSEE  
29 MAY 2013

REVISED

5/30/13



**UNIT 103**

680 SF ENCLOSED FLOOR AREA  
119 SF COVERED PORCH AREA

**UNIT 102**

680 SF ENCLOSED FLOOR AREA  
119 SF COVERED PORCH AREA

**UNIT 101**

1,081 SF ENCLOSED FLOOR AREA  
102 SF COVERED PORCH AREA  
348 SF ENCLOSED GARAGE AREA

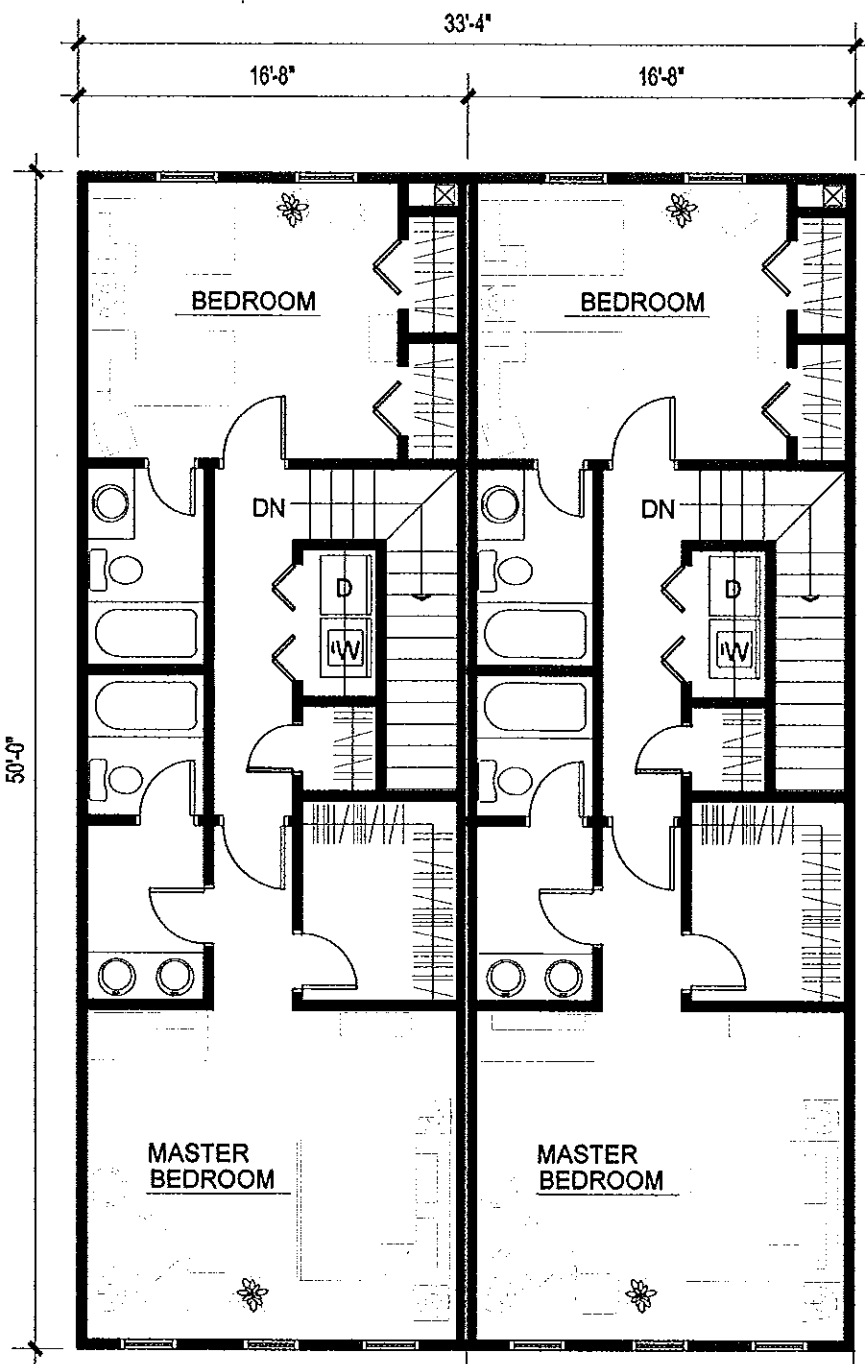
**BUILDING 100  
FIRST FLOOR PLAN**

3,284 SF FOOTPRINT AREA  
2,441 SF HEATED BUILDING AREA

**SHARP'S VIEW TOWNHOMES**

1301 DUTCH VALLEY ROAD (SHARP'S VIEW WAY)  
KNOXVILLE, TN 37923  
B&G PROPERTIES OF TENNESSEE  
29 MAY 2013





REVISED!  
5/30/13

**UNIT 103**  
799 SF ENCLOSED FLOOR AREA

**UNIT 102**  
799 SF ENCLOSED FLOOR AREA

**UNIT 101 BELOW**  
0 SF ENCLOSED FLOOR AREA

**BUILDING 100  
SECOND FLOOR PLAN**

1,687 SF FOOTPRINT AREA  
1,598 SF BUILDING AREA

**SHARP'S VIEW TOWNHOMES**  
1301 DUTCH VALLEY ROAD (SHARP'S VIEW WAY)  
KNOXVILLE, TN 37923  
B&G PROPERTIES OF TENNESSEE  
29 MAY 2013