

▶ **FILE #:** 11-A-13-UR

**AGENDA ITEM #:** 35

**AGENDA DATE:** 11/14/2013

▶ **APPLICANT:** **ROBERT G. CAMPBELL & ASSOCIATES**

OWNER(S): Johnson University

TAX ID NUMBER: 126 148.02

JURISDICTION: County Commission District 9

STREET ADDRESS: 2121 Kimberlin Heights Rd

▶ **LOCATION:** **Northwest side of Kimberlin Heights Rd., southwest of Boling Ln.**

▶ **APPX. SIZE OF TRACT:** **7.08 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Kimberlin Heights Rd., a minor arterial street with 19' of pavement width within 50-65' of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: NA

WATERSHED: Cement Mill Creek and Gap Creek

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

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

▶ **PROPOSED USE:** **Faculty housing for Johnson University**

0.99 du/ac

HISTORY OF ZONING: Rezoning request for PR (Planned Residential) at up to 1 du/ac was approved by Knox County Commission on October 28, 2013.

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences / A (Agricultural)

South: Residences and vacant land / A (Agricultural)

East: Vacant land and residences / A (Agricultural)

West: Residences and vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with agricultural and rural residential uses under A (Agricultural) zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for seven detached housing units for faculty housing for Johnson University as shown on the development plan, subject to 5 conditions:**

1. Meeting all applicable requirements and obtaining required permits from the Knox County Health Department for the on-site wastewater collection and treatment system.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all requirements and obtaining any required permits from any Federal or State agency.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) Zoning District and the other criteria for approval of a Use on Review.

**COMMENTS:**

The applicant is proposing to develop seven detached residential units on this 7.08 acre tract at a density of 0.99 du/ac. The proposed residential units will serve as faculty housing for Johnson University. Access to the site is from Kimberlin Heights Rd., a minor arterial street. The proposed driveway location will exceed the minimum sight distance requirements. The applicant has submitted plans for approval of an on-site wastewater collection and treatment system. The rezoning request (9-F-13-RZ) for PR (Planned Residential) at up to 1 du/ac was approved by Knox County Commission on October 28, 2013.

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

1. Public water is available to serve the site. The applicant has applied for approval of an on-site wastewater collection and treatment system.
2. The overall density for the development falls within the rural residential density and is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed faculty housing is consistent with all relevant requirements of the PR zoning district, as well as other criteria for approval of a use on review.
2. The 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 will not significantly injure the value of adjacent property. The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is compatible with the character of the neighborhood where it is proposed. The use will not draw additional traffic through residential areas since the development is located off of an 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 South County Sector Plan proposes agricultural/rural residential uses for this property, which allows a density of up to 1 du/ac, which is consistent with the applicant's proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Within the Rural Area, PR zoning density is limited to a maximum density 1 du/ac.

**ESTIMATED TRAFFIC IMPACT** 90 (average daily vehicle trips)

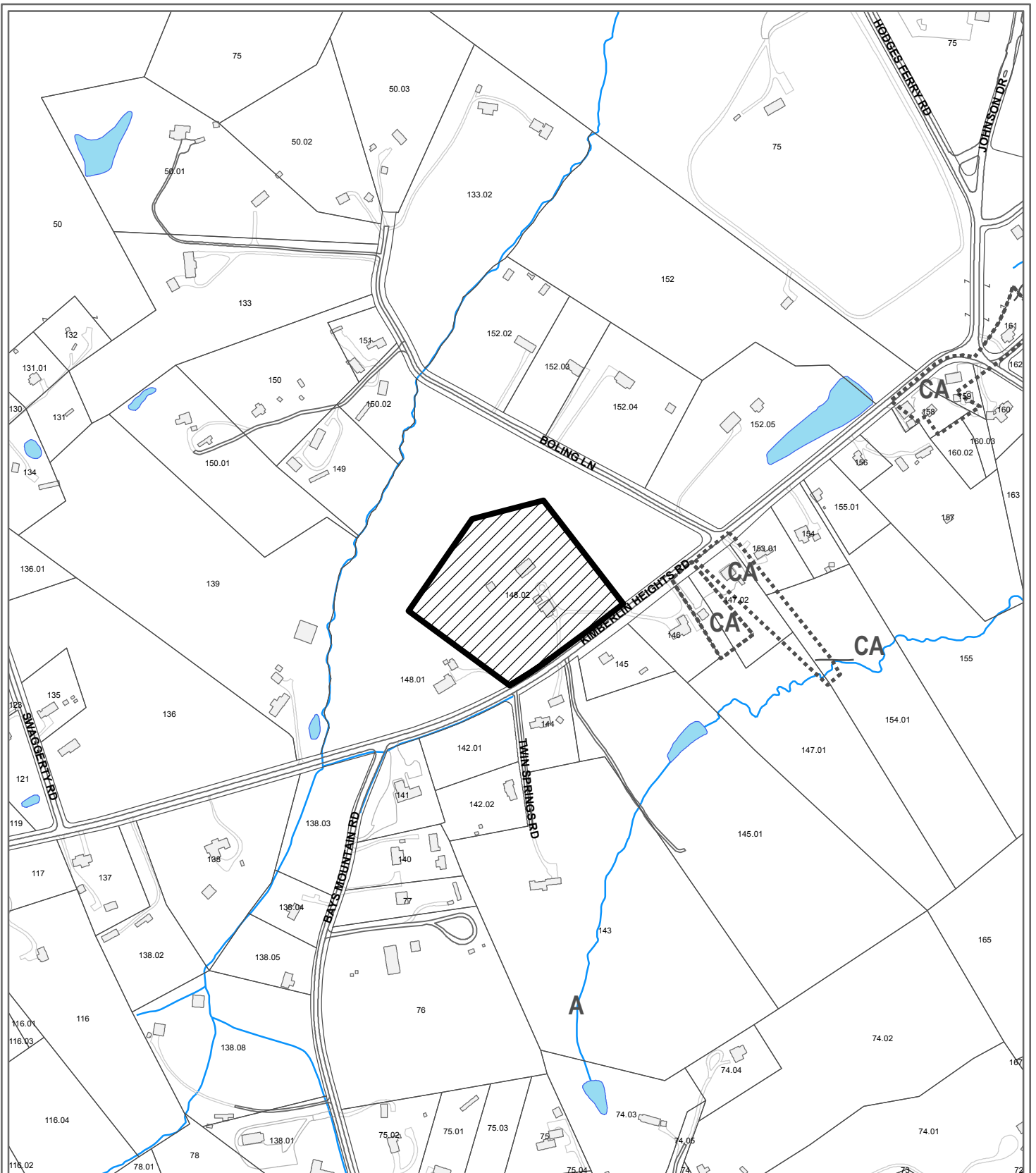
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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:** 3 (public and private school children, ages 5-18 years)

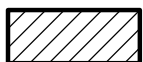
Schools affected by this proposal: Gap Creek Elementary, South Doyle Middle, and South Doyle High.

- 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 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. Appellants have 30 days to appeal an MPC decision in the County.



**11-A-13-UR  
USE ON REVIEW**

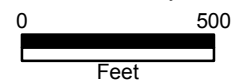


Faculty housing for Johnson University in PR (Planned Residential) pending

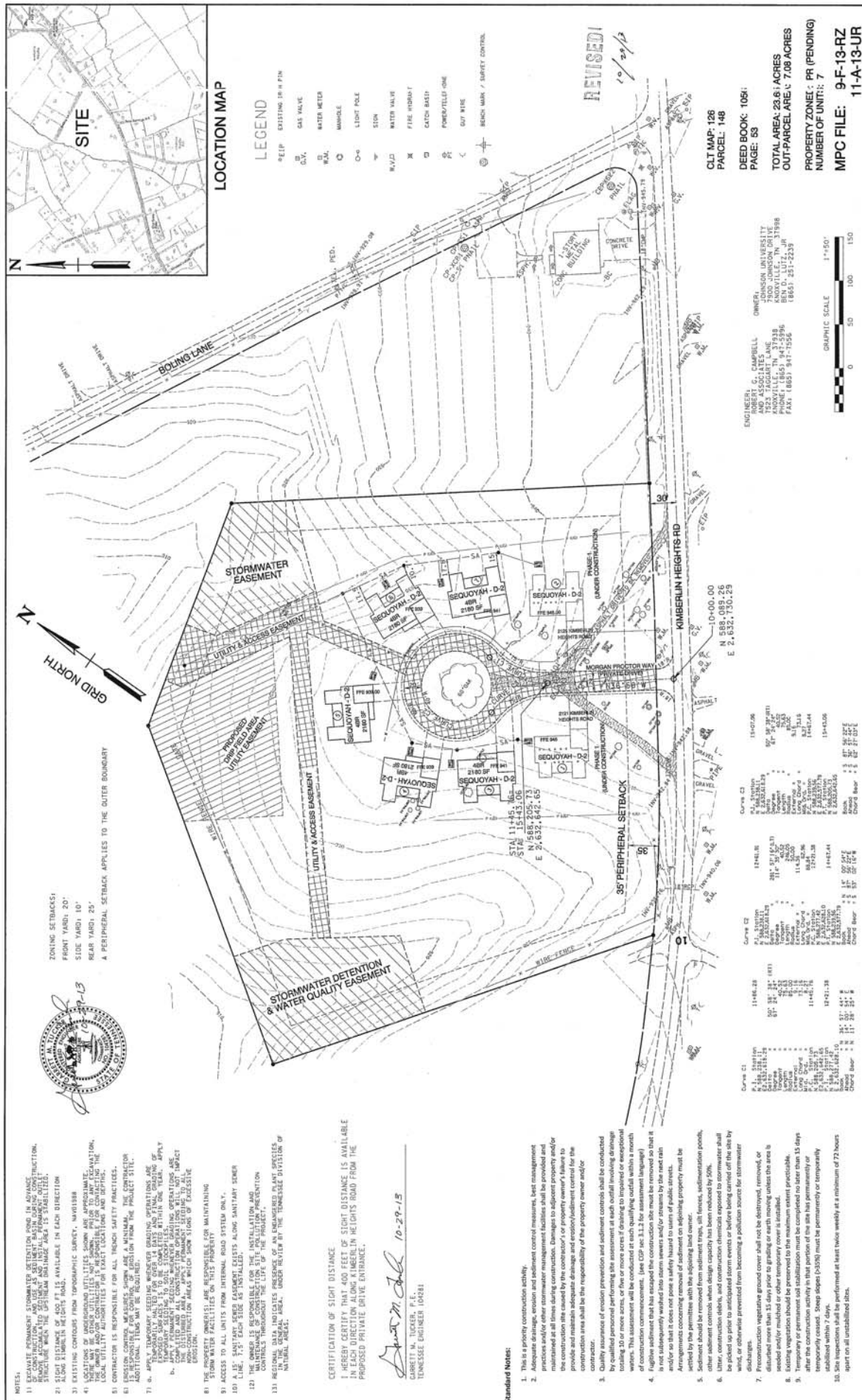
Petitioner: Robert G. Campbell & Associates

Map No: 126

Jurisdiction: County



Original Print Date: 10/30/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**NOTES:**

- 1) EXISTING PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVAL OF POND AND CONSTRUCTION OF PERMANENT STRUCTURE WITH THE UPTHEM AREA IS STABILIZED.
- 2) ZONING SETBACKS: FRONT YARD: 20' SIDE YARD: 10' REAR YARD: 25' A PERIPHERAL SETBACK APPLIES TO THE OUTER BOUNDARY
- 3) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, NAVISSE
- 4) LOCATIONS OF UNDEVELOPED UTILITIES SHOWN ARE APPROXIMATE. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 5) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
- 6) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
- 7) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
- 8) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
- 9) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
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- 11) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
- 12) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.
- 13) CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND REGULATIONS.

**CERTIFICATION OF SIGHT DISTANCE**

I, HEREBY CERTIFY THAT 400 FEET OF SIGHT DISTANCE IS AVAILABLE IN EACH DIRECTION ALONG KIMBERLIN HEIGHTS ROAD FROM THE PROPOSED PRIVATE DRIVE ENTRANCE.

*Robert G. Campbell*  
 REGISTERED ENGINEER, LICENSE NO. 10284

**Standard Notes:**

1. This is a priority construction activity.
2. Adequate drainage, erosion and sediment control measures, best management practices and/or stormwater management facilities shall be provided and maintained throughout the construction process. The contractor shall be responsible for the construction site to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
3. Quality assurance of erosion prevention and sediment controls shall be conducted throughout the construction process. The contractor shall be responsible for the construction site to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
4. Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain event. The contractor shall be responsible for the construction site to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
5. Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
6. Erosion control measures shall be installed and maintained throughout the construction process. The contractor shall be responsible for the construction site to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
7. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 30 days prior to grading or earth moving unless the area is covered and protected with erosion control measures. The contractor shall be responsible for the construction site to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
8. Temporary erosion control measures shall be installed and maintained throughout the construction process. The contractor shall be responsible for the construction site to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
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**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1				

**USE ON REVIEW PLAN VIEW LAYOUT**

**ROBERT G. CAMPBELL & ASSOC., LP.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**JOHNSON UNIVERSITY COURT**  
 (FACULTY HOUSING ADDITION - PHASE 2)

**DESIGNED BY:** DMT  
**CHECKED BY:** DMT  
**DATE:** 09/30/13  
**FILE NO.:** 13039

**SCALE:** 1" = 50'

**SHEET ONE** NO. 1

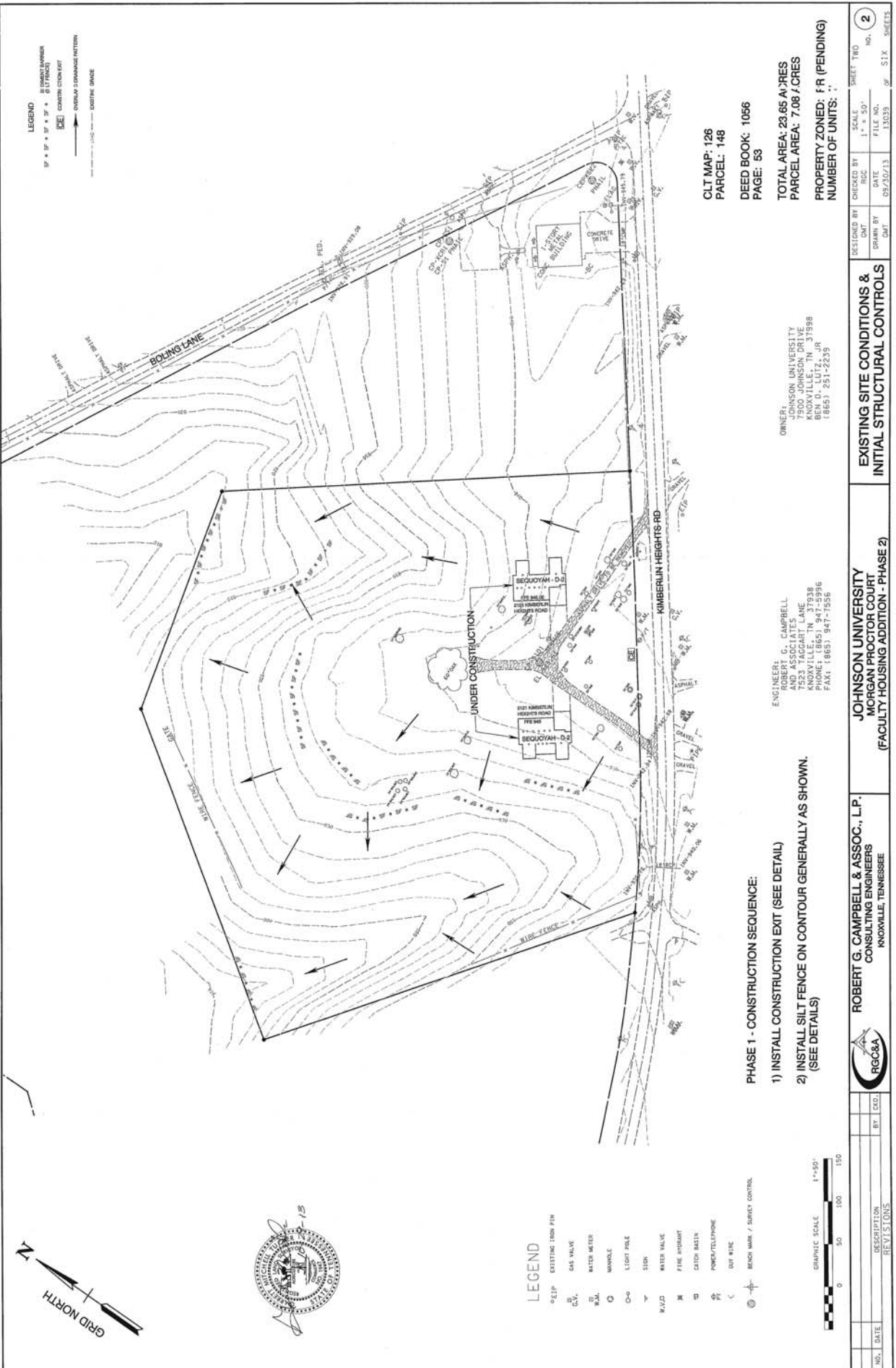
**TOTAL AREA:** 23.61 ACRES  
**OUT-PARCEL AREA:** 7.08 ACRES  
**PROPERTY ZONE:** PR (PENDING)  
**NUMBER OF UNITS:** 7  
**MPC FILE:** 9-F-13-RZ  
**11-A-13-UR**

**CLT MAP:** 128  
**PARCEL:** 148  
**DEED BOOK:** 1051  
**PAGE:** 33

**ENGINEER:** G. CAMPBELL  
**OWNER:** JOHNSON UNIVERSITY  
**AND ASSOCIATES**  
 7500 JOHNSON DRIVE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-2396  
 FAX: (865) 941-7326

**GRAPHIC SCALE:** 1" = 50'

**REVISIONS**



**LEGEND**  
 ① EXISTING IRON PIN  
 □ GAS VALVE  
 ○ WATER METER  
 ○ MANHOLE  
 ○ LIGHT POLE  
 ▽ SIGN  
 ○ WATER VALVE  
 □ FIRE HYDRANT  
 □ CATCH BASIN  
 ○ POWER/TELEPHONE  
 ○ DOT RATE  
 ○ BENCH MARK / SURVEY CONTROL

**LEGEND**  
 ○ EXISTING IRON PIN  
 □ GAS VALVE  
 ○ WATER METER  
 ○ MANHOLE  
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 ○ POWER/TELEPHONE  
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 ○ BENCH MARK / SURVEY CONTROL

GRAPHIC SCALE 1"=50'  
 0 50 100 150

CLT MAP: 126  
 PARCEL: 148  
 DEED BOOK: 1056  
 PAGE: 53  
 TOTAL AREA: 23.65 ACRE  
 PARCEL AREA: 7.08 ACRE  
 PROPERTY ZONED: FR (PENDING)  
 NUMBER OF UNITS: 11

OWNER:  
 JOHNSON UNIVERSITY  
 1500 UNIVERSITY DRIVE  
 KNOXVILLE, TN 37998  
 BEN O. LUTZ, JR.  
 (865) 251-2239

ENGINEER:  
 ROBERT G. CAMPBELL  
 AND ASSOCIATES  
 7500 KENTON LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-1556

PHASE 1 - CONSTRUCTION SEQUENCE:  
 1) INSTALL CONSTRUCTION EXIT (SEE DETAIL)  
 2) INSTALL SILT FENCE ON CONTOUR GENERALLY AS SHOWN.  
 (SEE DETAILS)

NO.	DATE	DESCRIPTION	BY	CHK.	REV.

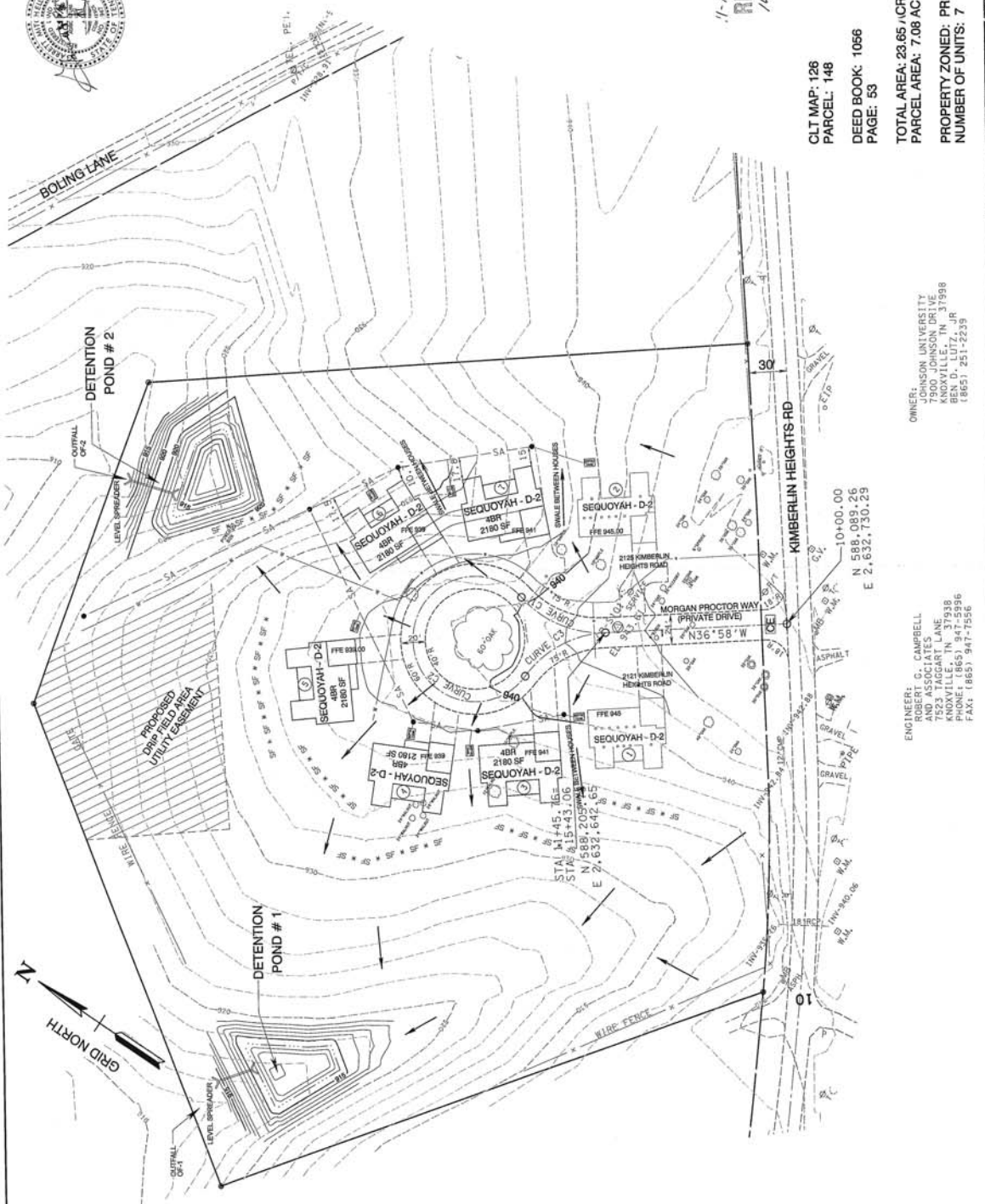
ROBERT G. CAMPBELL & ASSOC., L.P.		JOHNSON UNIVERSITY	
CONSULTING ENGINEERS		MORGAN PROCTOR COURT	
KNOXVILLE, TENNESSEE		(FACULTY HOUSING ADDITION - PHASE 2)	
DESIGNED BY	DAT	CHECKED BY	DAT
DRAWN BY	DAT	SCALE	1" = 50'
DATE		FILE NO.	13039
DATE		DATE	09/20/13
DATE		DATE	
DATE		DATE	

SHEET TWO	NO.	2
OF SIX		



1-A - 13-02  
REVISED  
10/19/13



- PHASE 2 - CONSTRUCTION SEQUENCE**
- 1) CLEAR GRADE, AND CONSTRUCT PONDS 1 & 2. STABILIZE WITH PERMANENT SEEDING. BLOCK BOTTOM OFFICE FOR USE AS TEMPORARY SEDIMENT TRAP.
  - 2) CLEAR DRIVEWAY AREA OF TREES, SHRUBS AND TOPSOIL.
  - 3) STOCKPILE TOPSOIL AND TEMPORARILY STABILIZE WITH SEEDING.
  - 4) ROUGH GRADE DRIVEWAY TO SUBGRADE CONTOURS. INSTALL STONE BASE AND BINDER COAT OF ASPHALT.
  - 5) INSTALL UNDERGROUND UTILITIES
  - 6) STABILIZE ALL DISTURBED AREAS WITH PERMANENT SEEDING.

- LEGEND**
- SP \* SF \* SF \* SF \* SF \* SEMI-CURVED BARRIER (SILT FENCE)
  - (CE) CONSTRUCTION EXIT
  - EXISTING GRADE
  - PROPOSED GRADE

- LEGEND**
- PIP EXISTING IRON PIPE
  - GV GAS VALVE
  - WM WATER METER
  - MANHOLE
  - LIHT POLE
  - SEIN
  - WVZD WATER VALVE
  - WFI FIRE HYDRANT
  - CB CATCH BASIN
  - PT POWER/TELEPHONE
  - OW WIRE
  - SEARCH MARK / SURVEY CONTROL



CLT MAP: 126  
PARCEL: 148  
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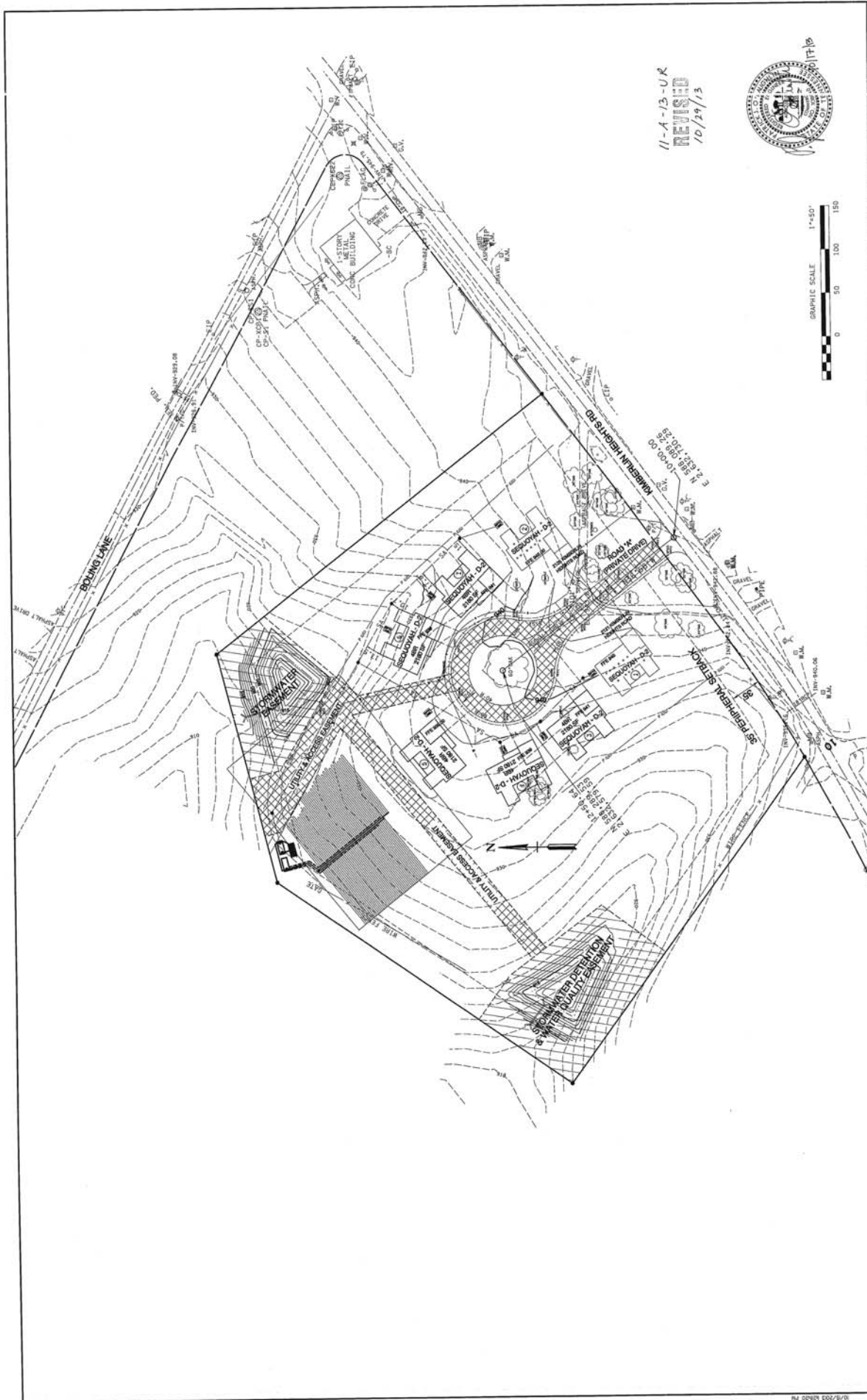
TOTAL AREA: 23.65 ACRES  
PARCEL AREA: 7.08 ACRES  
PROPERTY ZONED: PR (PENDING)  
NUMBER OF UNITS: 7

OWNER:  
JOHNSON UNIVERSITY  
7900 JOHNSON DRIVE  
KNOXVILLE, TN 37998  
BENJAMIN LUTZ, JR.  
(865) 251-2239

ENGINEER:  
ROBERT G. CAMPBELL  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-1596

NO.	DATE	DESCRIPTION	BY	ECO.
REVISIONS				
<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
<b>JOHNSON UNIVERSITY</b> <b>MORGAN PROCTOR COURT</b> (FACULTY HOUSING ADDITION - PHASE 2)				
<b>EROSION &amp; SEDIMENT CONTROL PLAN</b>				
DEVELOPED BY	CAT	DATE	SCALE	SHEET THREE
DRAWN BY	DAT	DATE	1" = 40'	NO. 3
CHECKED BY	REC	DATE	FILE NO.	OF SEVEN SHEETS
		09/30/13	13093	





11-A-13-UR  
 REVISION  
 10/29/13



		<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE		<b>JOHNSON UNIVERSITY</b> <b>WASTEWATER COLLECTION AND TREATMENT</b>		<b>OVERALL SITE</b> <b>PLAN VIEW</b>		SHEET NO. <b>2</b> OF 5
DESIGNED BY	PAO	CHECKED BY	PAO	SCALE	1"=50'	FILE NO.	13009	
DATE	OCT. 2013	DATE	OCT. 2013					
REVISIONS NO. DATE DESCRIPTION BY EKO.								