

▶ **FILE #:** 6-J-14-UR

AGENDA ITEM #: 45

AGENDA DATE: 6/12/2014

▶ **APPLICANT:** AMERICAN CAMPUS COMMUNITIES

OWNER(S): Neely Realty Partnership

TAX ID NUMBER: 94 N R 015-020 094 NP 001

JURISDICTION: City Council District 1

STREET ADDRESS: 2112 Forest Ave

▶ **LOCATION:** South side of Forest Ave., east & west side of Twenty-first St.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access for both proposed parking lots is from Forest Av., a local street with a pavement width of 25' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Vacant commercial buildings and vacant land

▶ **PROPOSED USE:** Over flow parking lot

HISTORY OF ZONING: The property was rezoned to RP-3 (Planned Residential) earlier this year (4-F-14-RZ)

SURROUNDING LAND USE AND ZONING: North: Vacant land (approved for parking 1-E-14-UR) / RP-3 residential

South: Converted detached dwellings (apartments) / R-2 residential

East: Converted detached dwellings (apartments) / I-2 industrial & O-2 office

West: Commercial buildings / I-2 industrial

NEIGHBORHOOD CONTEXT: The site is located in the northern section of the Fort Sanders neighborhood. This general area has experienced redevelopment in the past few years. There have been a number of apartments built in the area that have replaced a number of the produce wholesalers and other businesses.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an overflow parking lot as shown on the site plan subject to 3 conditions**

1. Limiting the use of the parking lot to the residents and guests of the apartment project being developed by this same applicant at 2308 Forest Av. (094OD02001)
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Extending the sidewalk on Forest Ave. to the eastern property boundary of the property located at 2022

Forest Ave. (094NP001)

4. Provision of handicap accessible as required by the Knoxville Engineering Dept.
5. Meeting all stormwater and water quality controls as required by the Knoxville Engineering Dept.
6. Meeting all other applicable requirements of the Knoxville Engineering Dept.

COMMENTS:

This applicant is currently constructing a nearby apartment development and they are proposing to develop this site as an overflow parking lot for that project. The Knoxville Chief Building Official has agreed that the proposed parking lot is a matter that can be considered by MPC as an associated commercial use under the provisions of the RP-3 (Planned Residential) zoning district. The RP-3 regulations permit commercial development to be considered as part of an overall development plan. The proposed parking lot is going to be situated on a 1.4 acre site. The associated residential development will contain 177 apartments. The applicant has stated that the use of the parking lot will be limited to the residents and guests of the apartment development that is being constructed by this company. To limit the use, the applicant will fence and gate the site.

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

1. The proposal will have no impact on schools.
2. The property is located along a local street. No negative traffic impact is anticipated.

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

1. The proposed parking lot is consistent with the general standards for uses permitted on review: The proposed use 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 draw a minimal amount of additional traffic through this residential area.
2. The proposal meets all relevant requirements of the RP-3 zoning district, as well as other criteria for approval of a use-on-review.

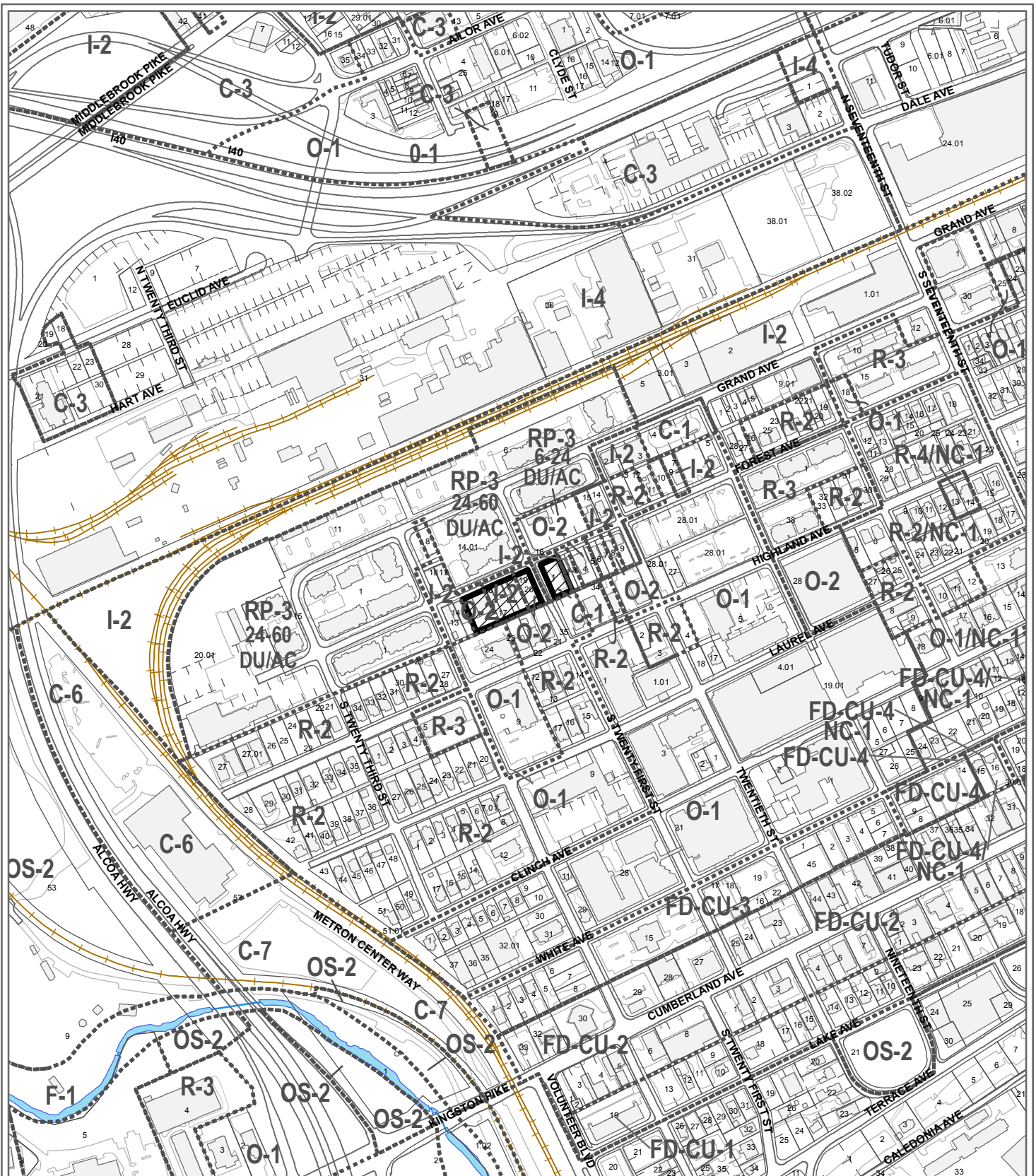
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Central City Sector Plan and One Year plan for the area which proposes HDR (High Density Residential)

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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-J-14-UR
USE ON REVIEW**



Over flow parking lot in RP-3 (Planned Residential)

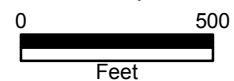
Original Print Date: 5/28/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: American Campus Communities

Map No: 94

Jurisdiction: City



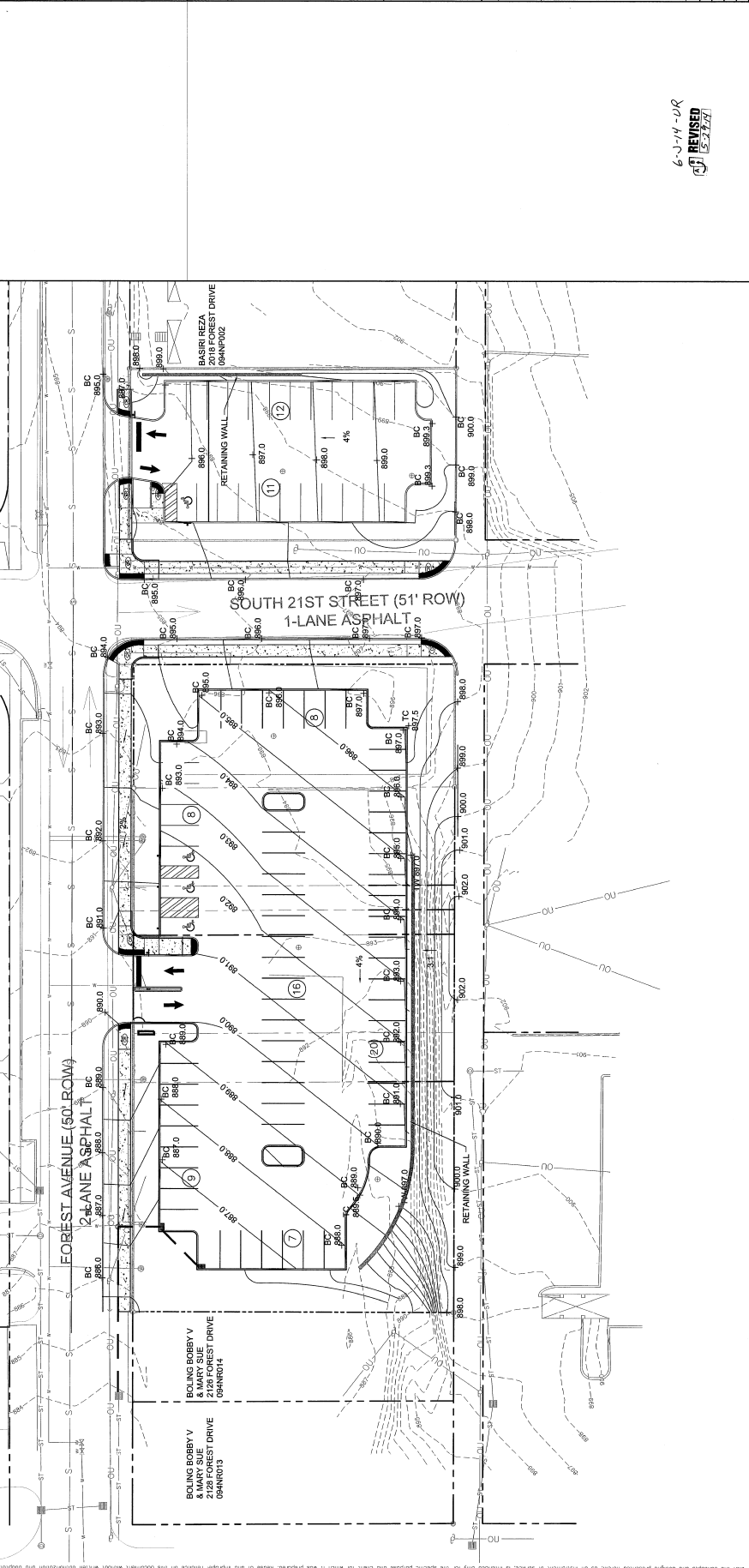
DATE: 05/14/14	SCALE: 1" = 20'
DESIGNED BY: JVA	SCALE: 1/2" = 10'
DRAWN BY: JAS	
CHECKED BY: JVA	
DATE: 05/14/14	
PROJECT NO.: 110000000	
SHEET NUMBER	

GRADING LEGEND

- PROPOSED PROPERTY LINE
- EXISTING CONTOURS (1' CONTOURS)
- EXISTING STORM STRUCTURES
- EXISTING STORM PIPE
- PROPOSED CONTOUR (1' CONTOURS)
- PROPOSED STORM PIPE
- PROPOSED PRECAST CONCRETE STORM STRUCTURES
- PROPOSED STORM STRUCTURE AT EXISTING STORM STRUCTURE
- PROPOSED ADA COMPLIANT CONCRETE
- PROPOSED ON-SITE ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL)
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
- CURB RAMP (SEE DETAIL)

880.10

NOTE: MAX 2% SLOPE IN ALL DIRECTIONS AT VAN PARKING SPACES AND ACCESS AREAS.



6-3-14-DR
 REVISED 5.27.14

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft

80
 60
 40
 20
 0



NO.	REVISIONS	DATE	BY

SITE PLAN LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED UTILITY AND DRAINAGE LAYOUT
- PARKING COUNT
- NOT NOTE
- PROPOSED EXTENDED CURB (SEE DETAIL)
- PROPOSED PVC FENCE (SEE DETAIL)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL)
- PROPOSED DETECTABLE WARNING (SEE DETAIL)

KEY LEGEND

- PROPOSED ILLUMINATED MONUMENT SIGN (DESIGN-BUILD BY CONTRACTOR)
- PROPOSED CURB MATCH EXISTING
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL
- PROPOSED DETECTABLE WARNING
- EXISTING LIGHTING (DESIGN-BUILD BY CONTRACTOR)
- PROPOSED STUMP REMOVAL AND WATER TREATMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED ADA RAMP (1:12 MAX)
- EXISTING WATER METER
- PROPOSED ASPHALT DRIVE
- ACCESSIBLE PARKING SPOT WITH BARRIERS
- EXISTING SERVICES TO BE CAPTURED AT STREET
- TOW AWAY SIGN AT ENTRANCE (BY OTHERS)

SITE DATA TABLE (WEST SIDE OF 21ST)

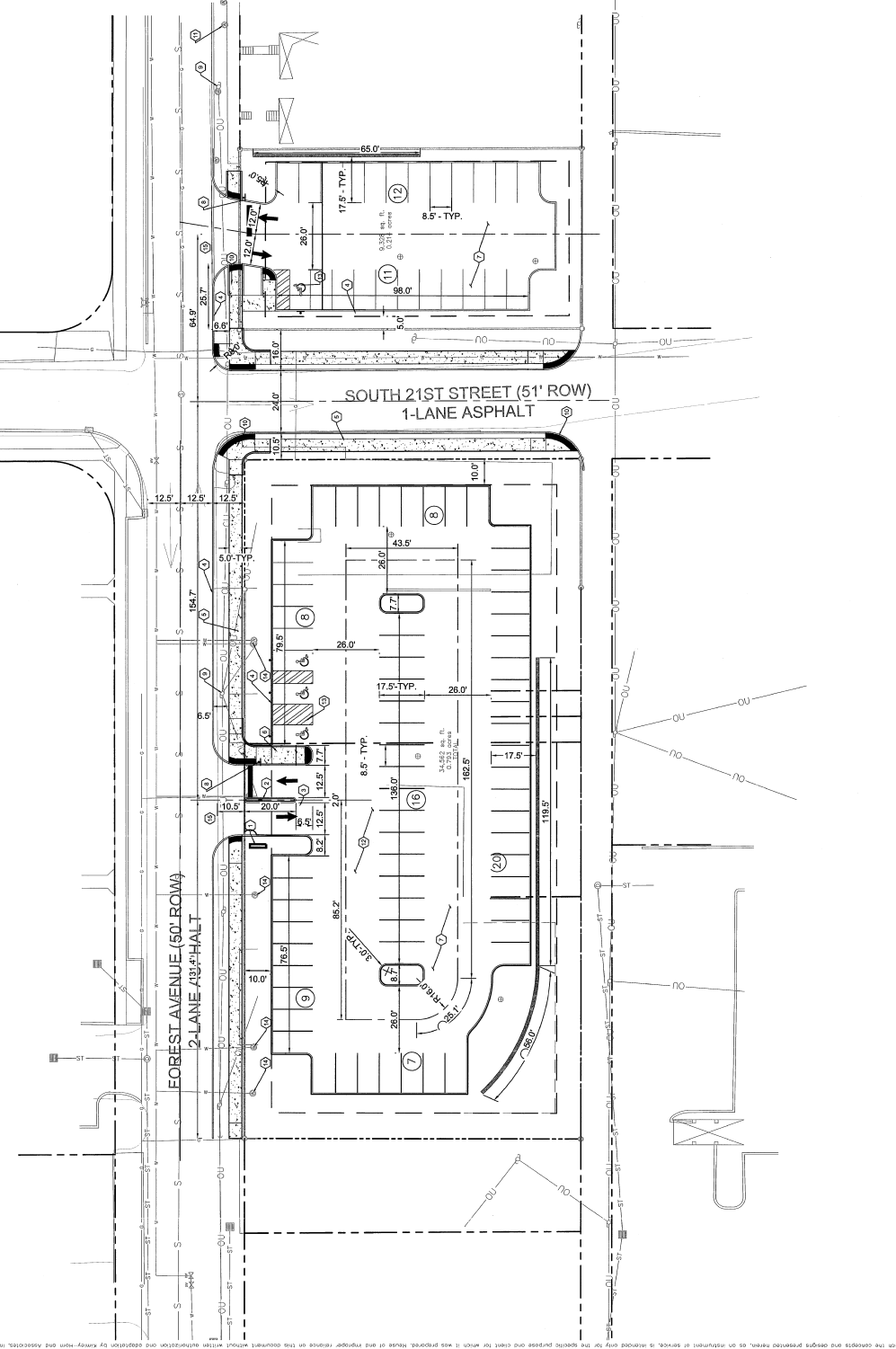
OWNER: UNIVERSITY OF KNOXVILLE
 PROJECT: WALK PARKING
 ADDRESS: 2100 UNIVERSITY AVENUE
 KNOXVILLE, TN 37921
 0.00 AC

SITE DATA TABLE (EAST SIDE OF 21ST)

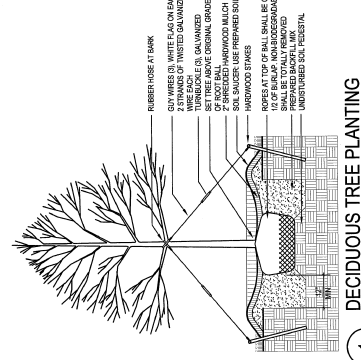
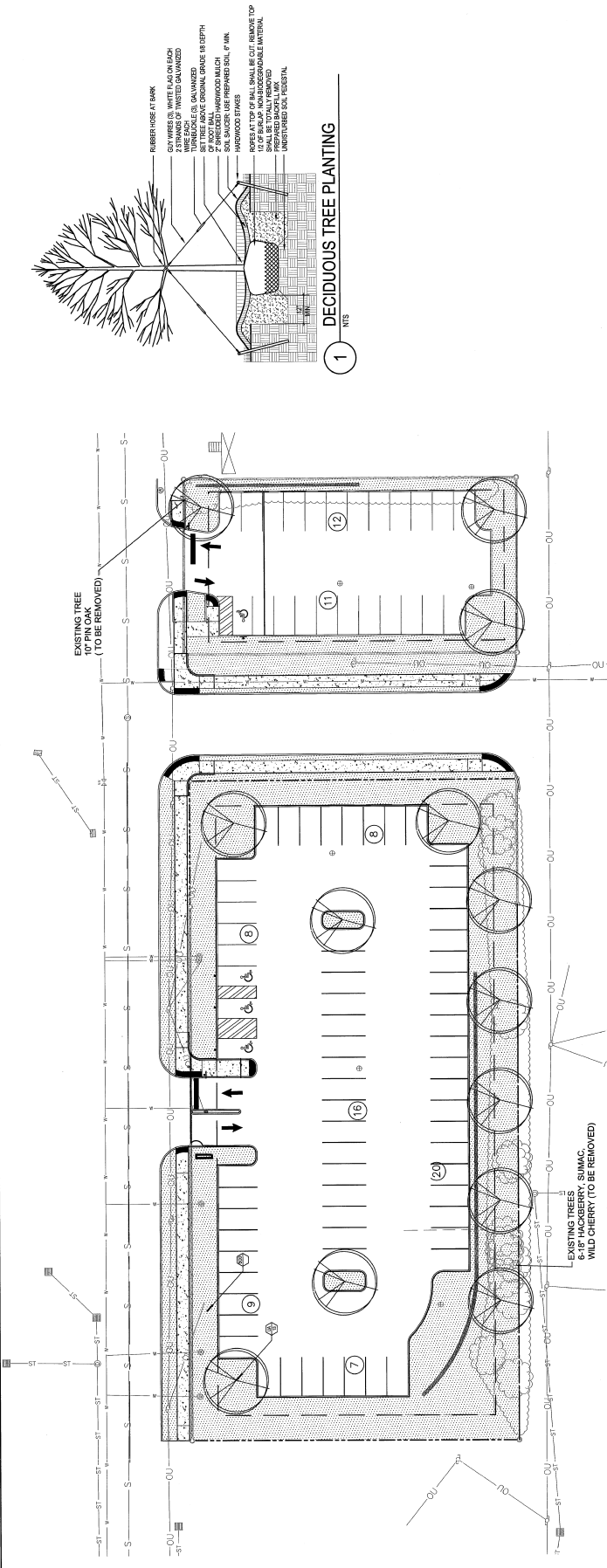
OWNER: UNIVERSITY OF KNOXVILLE
 PROJECT: WALK PARKING
 ADDRESS: 2100 UNIVERSITY AVENUE
 KNOXVILLE, TN 37921
 0.15 AC

6-1-14-UR
 REVISION
 03/23/14

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft



DATE: 02/15/2014	SCALE: 1" = 20'
DESIGNED BY: N/A	
DRAWN BY: N/A	
CHECKED BY: N/A	
PERIOD: 01/15/14	
DATE: 02/15/2014	
PROJECT NO.: 1000000000	
DATE: 02/15/2014	
SHEET NUMBER	L1-00



PLANT SCHEDULE

ABBR.	BOTANICAL NAME	COMMON NAME	MINIMUM CALIBER	MINIMUM HEIGHT	MINIMUM BDB	MINIMUM CONT. SIZE	COMMENTS	# PROPOSED
UA	<i>Ulmus americana</i>	American Elm	2"	6'	8"	8BB	5 trees to meet replacement requirement. Trees to be 2" cal. min. and attain 50 in height	13
HTC	HYDRANGEA	2,000 SQUARE YARDS						

SITES
 7 Trees required to meet replacement requirement. Trees to be 2" cal. min. and attain 50 in height
 7 spots of previous paving

NOTES
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, TESTING AND LABOR REQUIRED TO FULLY INSTALL THE PLANT MATERIAL PER THE PLANS INCLUDING SOIL TESTING, SOIL AMENDMENTS (AS NECESSARY), BED PREPARATION, PLANT INSTALLATION, FERTILIZATION, MULCHING, WATERING AND MAINTENANCE FOR 90 DAYS AFTER PLANTING. THIS CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO COMMENCEMENT OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
 2. THE QUANTITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARD AS SET FORTH IN THE UNIFORM STANDARD FOR NURSERY STOCK.
 3. WHERE ANY MATERIAL IS PROPOSED TO BE INSTALLED TO ANY PROPERTY, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE PROPERTY LINE. ALL NEW PLANT MATERIAL SHALL BE INSTALLED SUCH THAT THE EXPOSED ROOT BALL OF THE PLANT LIES ON THE SUBJECT PROPERTY. UNDER NO CIRCUMSTANCES SHALL ANY PORTION OF THE ROOT BALL EXTEND BEYOND THE LIMITS OF THE SUBJECT PROPERTY.
 4. ALL AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW.
 5. ALL DECIDUOUS TREES SHALL BE A MINIMUM CALIBER AS SPECIFIED IN THE PLANT SCHEDULE BEFORE PLANTING.
 6. PRIOR TO PLANTING, THE CONTRACTOR SHALL CONTACT TENNESSEE ONE CALL (1-800-851-1111) TO LOCATE ALL UNDERGROUND UTILITIES.
 7. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM 4" LAYER OF TOPSOIL.
 8. VARIETY OF THE PLANT MATERIALS SHALL BE IDENTICAL TO THE VARIETIES SHOWN AND LOCATED ON THE PLANS.
 9. THE CONTRACTOR SHALL VERIFY THE QUANTITIES NECESSARY TO COMPLETE THE PLANTING PLANS SHOWN AND LOCATED ON THE PLANS.
 10. MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE DRAINAGE OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNHINDERED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL ADJACENT OR FOUNDATIONS.
 11. ALL TREES SHALL BE PLANTED IN THE FIELD WITH THE TRUNKS AND BRANCHES SHOWN AND LOCATED ON THE PLANS.
 12. ALL TREES SHALL BE PLANTED IN THE FIELD WITH THE TRUNKS AND BRANCHES SHOWN AND LOCATED ON THE PLANS.
 13. SYNTHETIC MULCH OR TREATED BARK CHIP SHALL NOT BE USED IN BARKING AND BARKING OF ANY PLANT MATERIAL FOR THIS PROJECT.
 14. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY NECESSARY ADJUSTMENTS TO THE PLANTING PLANS.
 15. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPLETION, SOILS, HARD PAUL UTILITIES, OR OTHER CONDITIONS THAT WILL COMPROMISE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREA IS SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
 16. NO EXCAVATION OR PLANTING SHALL BE LEFT OPEN OVERNIGHT.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANTS UNTIL THE OWNER FORMALLY ACCEPTS THEM. THE PLANTS SHALL BE THOROUGHLY WATERED AT THE TIME OF INSTALLATION AND AS OFTEN THEREAFTER AS NECESSARY TO MAINTAIN THEM IN A HEALTHY AND VIGOROUS STATE.
 18. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF FORMAL ACCEPTANCE BY THE OWNER AND HAVE SATISFACTORY GROWTH AT THE END OF THE GUARANTEED PERIOD. ANY PLANT NOT INSTALLED IN A VIGOROUS CONDITION AT THE END OF THE GUARANTEED PERIOD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY NECESSARY ADJUSTMENTS TO THE PLANTING PLANS.
 19. MAINTENANCE OF ALL PLANT MATERIAL, AFTER FORMAL ACCEPTANCE BY THE OWNER IS THE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH MAINTENANCE GUIDELINES TO ASSURE PROPER CARE AFTER THE CONTRACTOR'S ONE YEAR GUARANTEED PERIOD.
 20. THE CONTRACTOR SHALL CLEAN UP THE SITE AT THE COMPLETION OF THE PROJECT AND MAINTAIN THE SITE IN A REASONABLY CLEAN AND NEAT CONDITION DURING INSTALLATION. STREETS AND DRIVES SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION DEBRIS AND DIRT RESULTING FROM THE WORK.
 21. THE CONTRACTOR SHALL VERIFY AND MAINTAIN THE PLANTING LOCATION WITH THE PUBLIC UTILITIES TO AVOID COLLISIONS WITH WATER, SEWER, AND GAS LINES.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSING OF 500 YARDS OF EXISTING MULCH AND SOIL WITHIN ALL LANDSCAPE AREAS. EXISTING MULCH AND SOIL SHALL BE REUSED OR RECYCLED. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S RECOMMENDED APPLICATION RATES. SEE SPECIFICATIONS.
 23. A TREESATOR WALKING BAGS SHALL BE LOCATED ON ALL CANYON TRENCHES FOR A MINIMUM OF ONE YEAR.

6-11-14-14
 [Signature]

