

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 7-G-15-UR

**AGENDA ITEM #:** 53

**AGENDA DATE:** 7/9/2015

▶ **APPLICANT:** **WHITE OAK CROSSING LIMITED PARTNERSHIP**

OWNER(S): White Oak Crossing Limited Partnership

TAX ID NUMBER: 137 177

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 W Dick Ford Ln

▶ **LOCATION:** **Southwest side of Chapman Hwy., east side of W. Dick Ford Ln.**

▶ **APPX. SIZE OF TRACT:** **22.59 acres**

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Chapman Hwy., a major arterial street with a five lane street section with a required right-of-way of 100'

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Stock Creek

▶ **ZONING:** **PR (Planned Residential), A (Agricultural), CA (General Business) & SC (Shopping Center)**

▶ **EXISTING LAND USE:** **Vacant**

▶ **PROPOSED USE:** **Apartments**

4.43 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence and mixed business / A (Agricultural) and CA (General Business)

South: Residences / A (Agricultural)

East: Vacant land and business / A (Agricultural) and CA (General Business)

West: Residences / A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in a transition zone between commercial development along Chapman Hwy., and low density residential subdivisions that have developed primarily under A (Agricultural) zoning.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW as requested by the applicant.**

**COMMENTS:**

The applicant is proposing to develop a 100 unit apartment complex on this 22.59 acre tract located on the

southwest side of Chapman Hwy. and on the east side of W. Dick Ford Ln., The proposed access to the site is off of Chapman Hwy.

ESTIMATED TRAFFIC IMPACT: 954 (average daily vehicle trips)

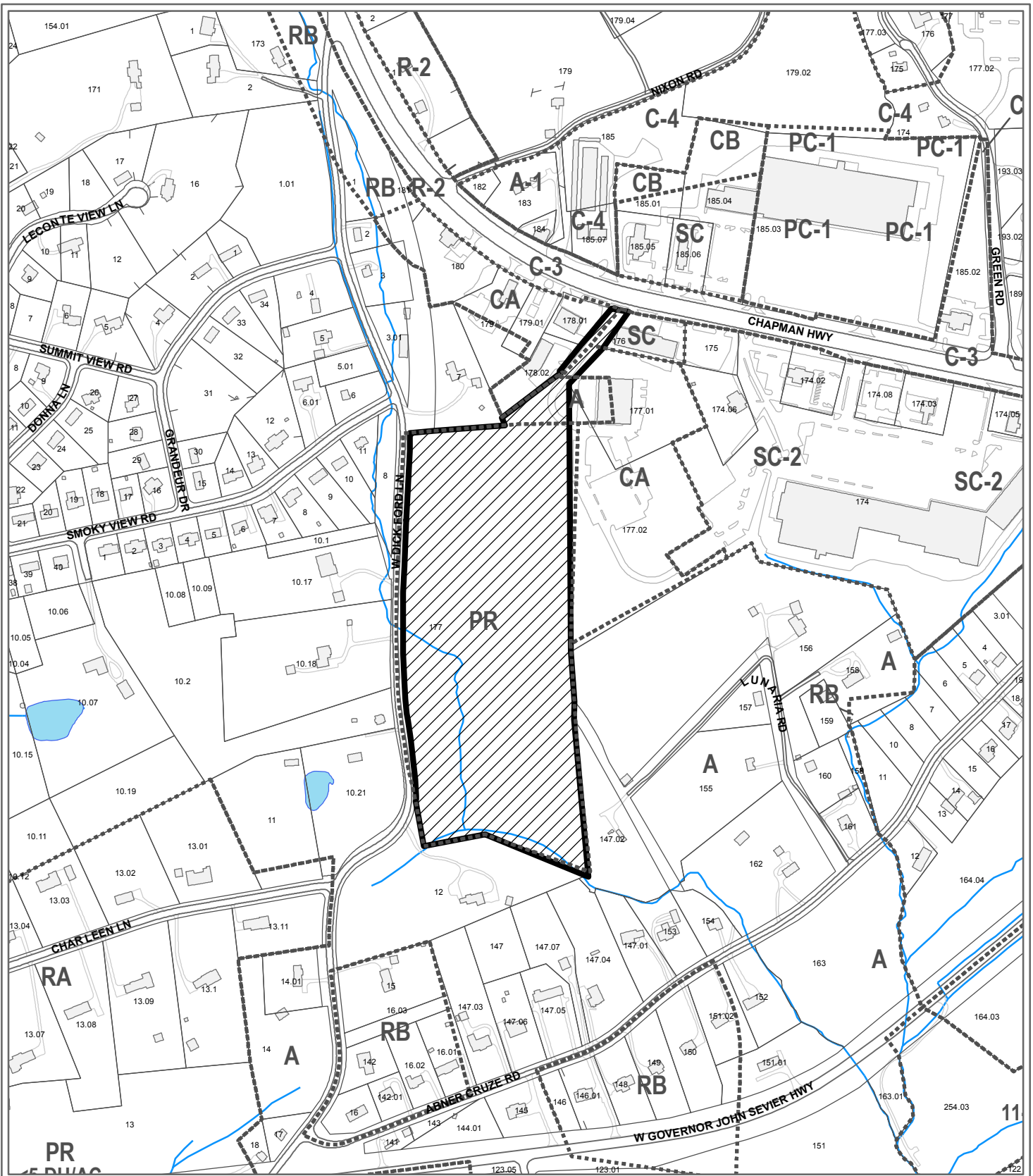
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 37 (public and private school children, ages 5-18 years)

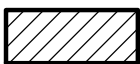
Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

- 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.



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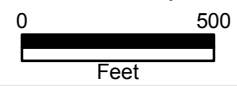


Apartments in PR (Planned Residential), A (Agricultural), CA (General Business) & SC (Shopping Center)

Petitioner: White Oak Crossing Limited Partnership

Map No: 137

Jurisdiction: County



Original Print Date: 6/24/2015

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902