

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

▶ **FILE #:** 6-E-16-UR

AGENDA ITEM #: 36

AGENDA DATE: 6/9/2016

▶ **APPLICANT:** CROWNE CAMPUS POINTE ASSOCIATES, LIMITED PARTNERSHIP

OWNER(S): Crowne Campus Pointe Associates, Limited Partnership

TAX ID NUMBER: 94 O D 006

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 2055 Grand Ave

▶ **LOCATION:** North side of Grand Ave., North of Twenty-First St.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Grand Ave., a local street with 25' of pavement width within 60' rights-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** RP-3 (Planned Residential) 24-60 DU/AC

▶ **EXISTING LAND USE:** Multifamily Residential

▶ **PROPOSED USE:** Additional parking within railroad right-of-way

HISTORY OF ZONING: Property was rezoned RP-3 in 2003. Previously I-2 (Restricted Manufacturing and Warehousing)

SURROUNDING LAND USE AND ZONING: North: Railroad ROW, Industry / I-4 (Heavy Industrial)

South: High Density Residential / RP-3 (Planned Residential)

East: Industry & Warehousing / I-2 (Restricted Manufacturing and Warehousing)

West: High Density Residential / RP-3 (Planned Residential)

NEIGHBORHOOD CONTEXT:

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 31 space parking lot expansion for Crowne at Campus Pointe, subject to 4 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Urban Forester.
- 3) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 4) Meeting all applicable requirements of the City of Knoxville Tree Protection Ordinance, including planting two trees either in the easement where the new parking is to be located or in another location on the Crowne at Campus Pointe development. The species and location of trees are to be proposed by the applicant and approved by the City of Knoxville Urban Forester.

With the conditions noted, this plan meets the requirements for approval in the RP-3 zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to add 31 parking spaces to the existing apartment complex Crowne at Campus Pointe in the Fort Sanders neighborhood. The new parking spaces will be located within an easement in the Norfolk & Southern Railroad right of way. Other improvements include extending the existing fencing around the new parking and providing landscaping.

The City's tree protection ordinance (Sec. 14-36 of the Code of Ordinances) requires 8 trees per acre of development area, half of which must be tall trees that reach a minimum height of 50 feet at maturity. This project is required to have 2 trees and proposes two trees, one on the far left and right sides of the new parking area. The applicant is concerned that the railroad will not accept trees planted within their right of way because of the potential that sometime in the future the trees could fall across the tracks. Consequently the applicant has not provided tree species on the plan and proposes that all planting selections are to be approved by the City's Urban Forester and the maximum tree height to be agreed upon by the railroad and the City (see Note #1 on the landscape plan). Staff recommends that two trees be installed as required by the tree protection ordinance, with one being a species capable of attaining a height of fifty (50) feet or more at maturity. If the railroad will not accept trees being planted within their right of way, the applicant should plant the required trees in another location on the Crowne at Campus Pointe property, preferably as close as possible to the proposed parking area.

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

1. The proposed parking will remain 25 feet from centerline of the nearest railroad track and an easement has been agreed upon by the railroad company to allow the parking area within their right of way.
2. At the location of the proposed parking area, the existing parking lot has a drive aisle that extends to the shared property line with the railroad. There is a fence immediately adjacent to the curbing with no landscaping. The proposal will provide an 8' wide vegetated strip between the new curb and fencing, and a 9' wide landscape island in the middle of the parking spaces, which will primarily be seeded with grass and will include two trees.

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

1. The proposal meets all requirements of the RP-3 zoning as well as the general criteria for approval of a use on review, if the recommended conditions are met.

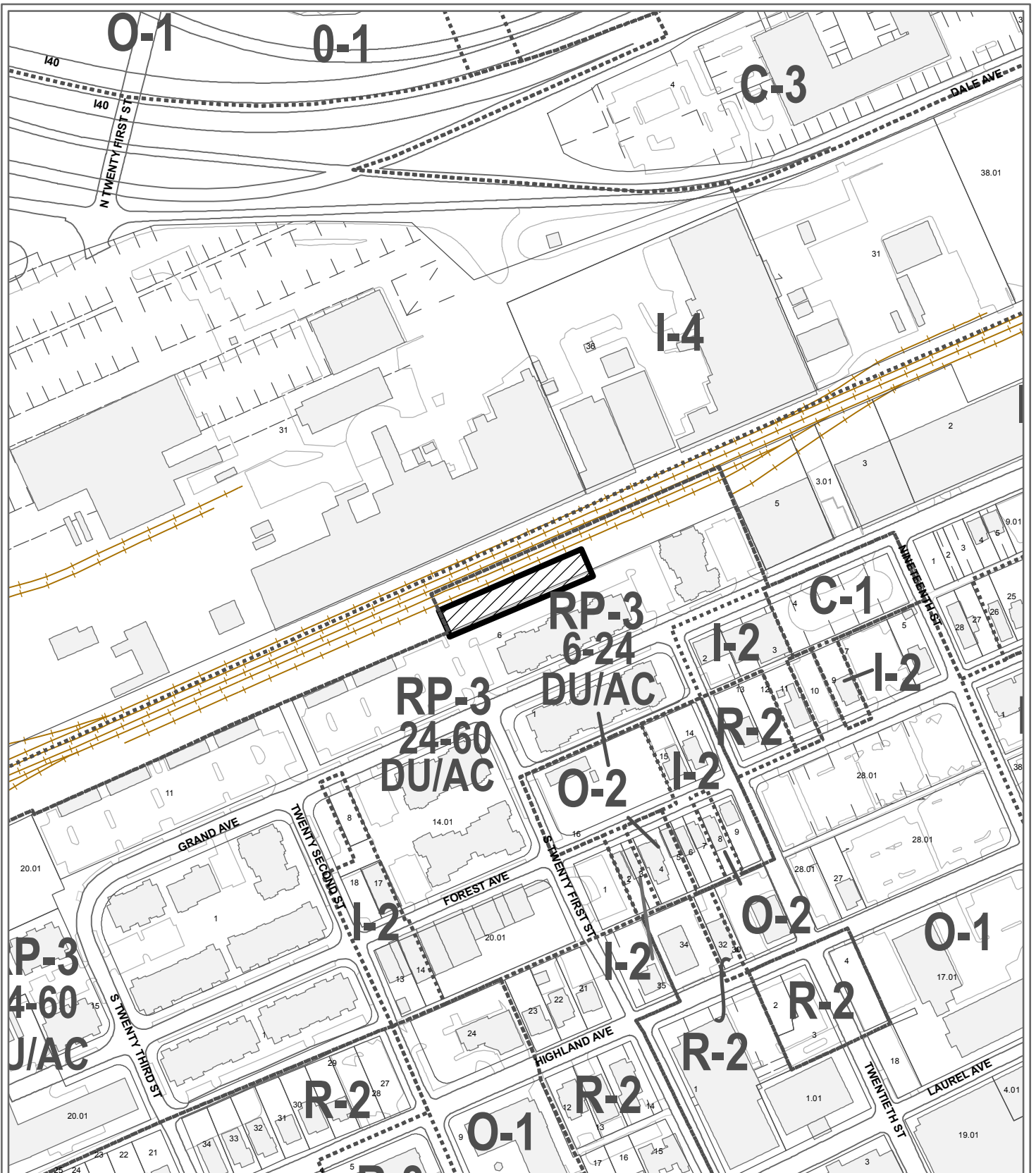
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose a mix of residential, retail, office, wholesale and distribution uses for this area. The proposed parking lot expansion of the existing residential development is consistent with these plans.
2. The site is located within the City limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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-E-16-UR
USE ON REVIEW**

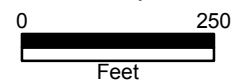


Additional parking within railroad right-of-way in RP-3 (Planned Residential) 24-60 DU/AC

Petitioner: Crowne Campus Pointe Associates, Limited Partnership

Map No: 94

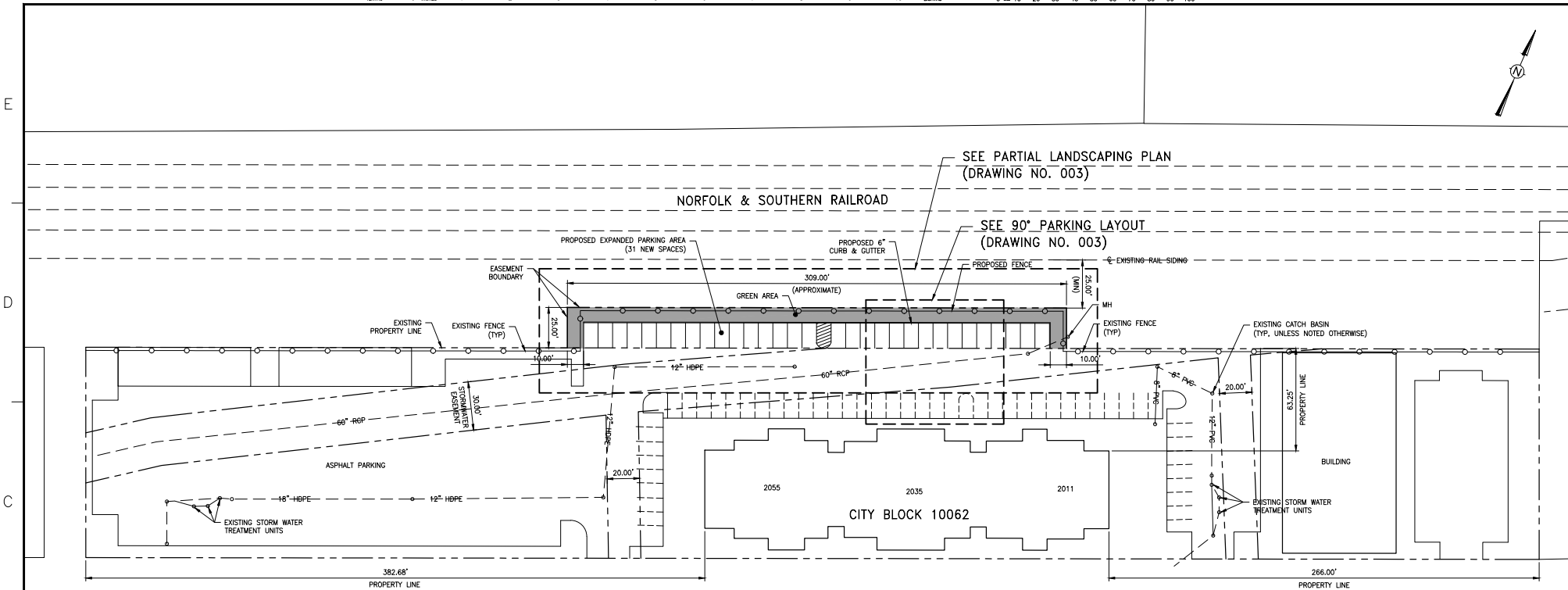
Jurisdiction: City



Original Print Date: 5/16/2016

Revised:

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



Revised 5/25/2016
6-E-16-UR

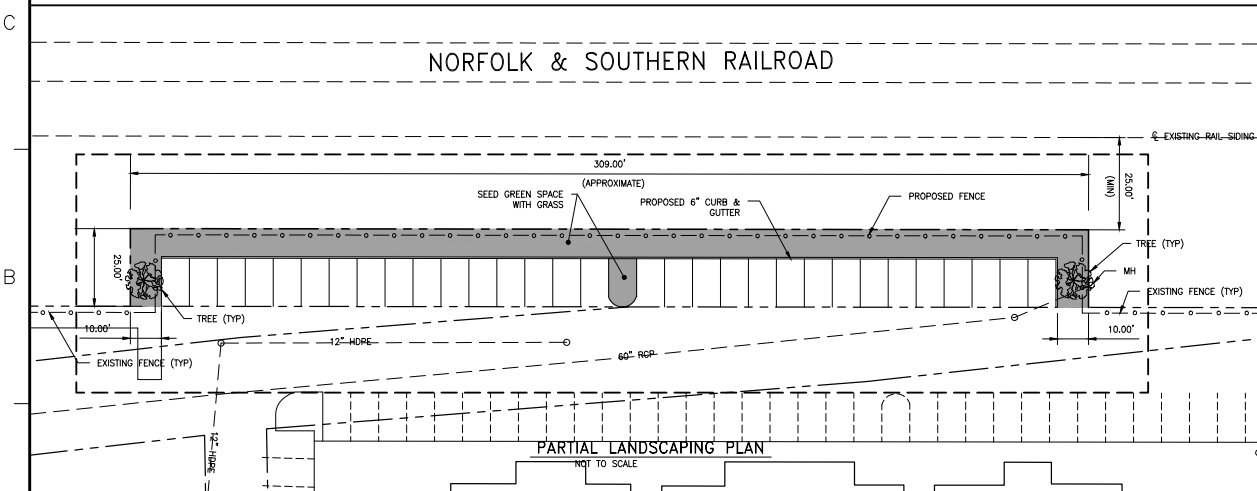
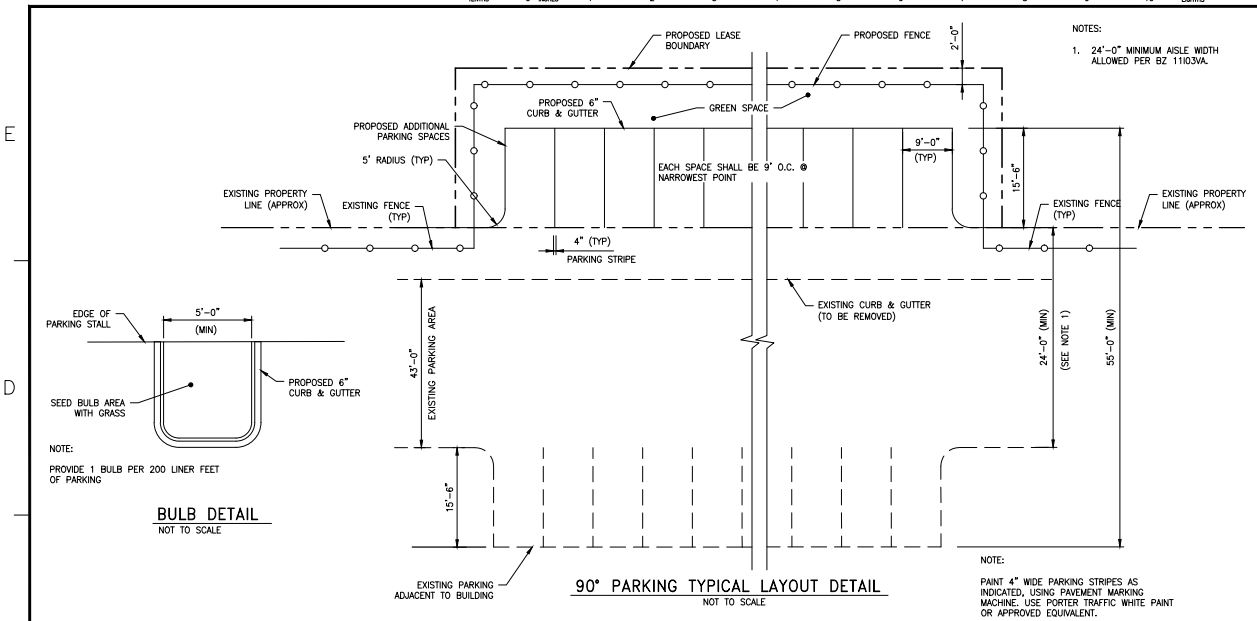
NOTES:
FOR NOTES SEE DRAWING NO. 003.



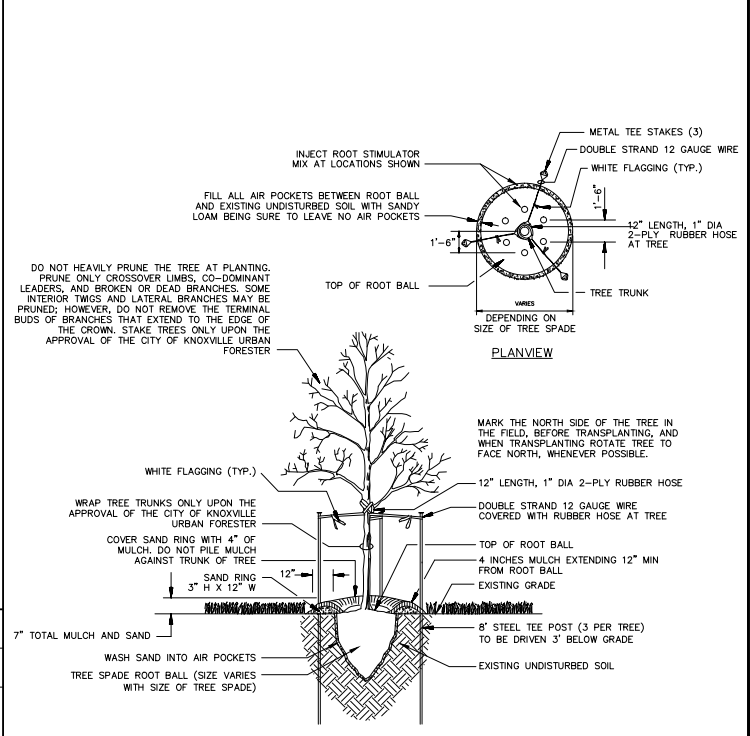
<small>UNLESS OTHERWISE NOTED IN A WRITTEN CONTRACT BETWEEN AMEC FOSTER WHEELER AND ITS CLIENT, THIS DOCUMENT CONTAINS INFORMATIONAL DATA AND DESIGN THAT IS CONFIDENTIAL AND NOT TO BE COPIED OR REPRODUCED, AND (2) THIS DOCUMENT MAY BE USED BY THE CLIENT IN THE COURSE AND FOR THE PURPOSES PROVIDED FOR WHICH IT WAS PREPARED, ANY OTHER USE OR RELIANCE ON THIS DOCUMENT BY ANY THIRD PARTY IS AT THAT PARTY'S SOLE RISK AND RESPONSIBILITY.</small>										PRELIMINARY - NOT FOR CONSTRUCTION D. SMITH PROJECT MGR		CROWNE AT CAMPUS POINTE 	
STAMP/SEAL				PROJECT PHASE		SUBJECT EXPANDED PARKING AREA SITE PLAN		AREA N/A					
PROJECT NO. 3043160007				BY DES DRS 25MAY16		CLIENT DWG NO. N/A		DRAWING NO. 002					
SCALE AS SHOWN				DRN WRW 25MAY16		CHECKED --- ---		DATE --- ---					
REFERENCES				APP DRS 25MAY16		REV --- ---		DATE --- ---					

REV D-2024

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REV	DATE	BY	CHK	APP	DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	APP	APP	APP	APP	APP	APP	APP	APP
B	25MAY16				INCORPORATE AGENCY COMMENTS															
A	15MAY16				ISSUE FOR AGENCY REVIEW															



NOTES:

1. ALL PLANTING SELECTIONS AND ACTIVITIES MUST BE APPROVED BY THE CITY OF KNOXVILLE URBAN FORESTER. MAXIMUM TREE HEIGHT TO BE DETERMINED BY AGREEMENT WITH NORFOLK SOUTHERN RAILROAD & THE CITY OF KNOXVILLE.
2. BALLED-AND-BURLAP (B&B) STOCK FROM NURSERY SHALL MEET ANSI Z66.1, AMERICAN STANDARD FOR NURSERY STOCK.
3. ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE AND THE MOUND SHALL BE NO GREATER THAN 2\"/>

MACHINE DUG TREE PLANTING
NOT TO SCALE

Revised 5/25/2016
6-E-16-UR

PRELIMINARY - NOT FOR CONSTRUCTION		D. SMITH PROJECT MGR		CROWNE AT CAMPUS POINTE		amec foster wheeler	
PROJECT NO.	3043160007	BY	DES	DRS	25MAY16	SUBJECT	EXPANDED PARKING AREA PARKING LAYOUT & LANDSCAPING PLAN
SCALE	AS SHOWN	CHK	APP	DRS	25MAY16	AREA	N/A
						CLIENT DWG NO.	N/A
						DRAWING NO.	003
						REV	B