

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

▶ **FILE #:** 7-K-17-UR

**AGENDA ITEM #:** 75

**AGENDA DATE:** 7/13/2017

▶ **APPLICANT:** RIDGEDALE TOWNHOMES II, LLC

OWNER(S): Raj Sood

TAX ID NUMBER: 92 02401, 02402 & 02403

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 2704 Cow Pond Way

▶ **LOCATION:** North, east and west side of the intersection of Wood-Smith Rd. and Barnard Rd.

▶ **APPX. SIZE OF TRACT:** 10.08 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Wood Smith Rd. a minor collector street with an 18' pavement width within a 60' right-of-way and Barnard Rd. a local street with a 16' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Vacant land

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

8.73 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at a density of up to 9.75 du/ac by Knox County Commission on April 27, 2009.

SURROUNDING LAND USE AND ZONING: North: Apartments - PR (Planned Residential)

South: Residences - R-1 (Low Density Residential)

East: Residences - A (Agricultural) & A-1 (General Agricultural)

West: Residences - R-1 (Low Density Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area that has a mix of low and medium density residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the development plan for up to 88 townhouse style apartment units and reduction of the peripheral setback to 15' between the development tracts and the apartment development to the north, subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

3. Widening of Barnard Rd. to a width of 20', from the intersection with Wood Smith Rd. to the intersection

with Sood Rd., meeting the requirements of the Knox County Department of Engineering and Public Works. Grading work will also be required to improve sight distance at the intersection and through the curve in Barnard Rd. Detailed plans and schedule for this street improvement project shall be submitted to the Knox County Department of Engineering and Public Works for review and approval during the design review process for stormwater management and grading permit review.

4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for this project, or approved phase of the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Wood Smith Rd. and Barnard Rd..

5. All structures will have to be set back at least 50' from the top of the sinkhole (closed contour area) identified on the development plan in the northeast tract. Building construction within the 50' buffer may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of a building permit application for the northeast tract. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole and stream located on the property.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop this 10.08 acre property with 88 townhouse style apartments at a density of 8.73 du/ac. The property is divided into three tracts by the intersection of Wood Smith Rd. and Barnard Rd. The northeast tract will include 22 apartment units and will have access off of Wood Smith Rd. The southeast tract which is the flattest portion of the property, includes 48 apartment units and will have access from Wood Smith Rd. directly across from the entrance for the northeast tract. The southwest tract includes 18 units and will have access from Barnard Rd. directly across from Sood Rd.

The applicant had previously obtained approval on April 8, 2010 for 92 townhouse style apartments at a density of 9.13 du/ac. The approved site plan was revised to address some site grading issues and is back before the Planning Commission for approval. The major changes were to the northeast tract with the elimination of 4 units. The applicant is providing a swimming pool as a recreational amenity for the development.

The applicant is being required to widen Barnard Rd. to a width of 20' from the intersection with Wood Smith Rd. to the intersection with Sood Rd. Grading work will also be required to improve sight distance at the intersection and through the curve in Barnard Rd. The layout of the proposed apartment development will allow for any future realignment of the intersection of Wood Smith Rd. and Barnard Rd.

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

1. Public water and sewer utilities are available to serve the site.
2. The proposed widening of Barnard Rd. and improvements in sight distance will improve traffic safety in this area.

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

1. With the recommended conditions, the proposal meets all requirements of the PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed apartment development with the recommended conditions 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 is compatible with the character of the neighborhood where it is proposed since it adjoins an apartment development to the north. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the majority of the

units have access directly to a collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential uses for the site. At a proposed density of 8.73 du/ac, the development complies with the Sector Plan and the approved PR zoning at a density of up to 9.75 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 851 (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 school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Northwest Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.