

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

▶ **FILE #:** 7-G-18-UR

AGENDA ITEM #: 49

AGENDA DATE: 7/12/2018

▶ **APPLICANT:** CRESCENT BEND DEVELOPMENT, LLC

OWNER(S): Crescent Bend Development, LLC

TAX ID NUMBER: 132 09901 & PO 09903

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1040 Ebenezer Rd

▶ **LOCATION:** Southeast side of Westland Dr., east of Ebenezer Rd

▶ **APPX. SIZE OF TRACT:** 25.8 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Rd., a minor arterial street with a five lane section within a 100' required right-of-way and Westland Dr. a minor arterial street with a two to four lane section within an 88' required right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Residence, vacant land and landscape nursery

▶ **PROPOSED USE:** Apartments and Future Assisted Living / Independent Living Facility
 11.97 du/ac

HISTORY OF ZONING: Property was zoned PR (Planned Residential) in 1979.

SURROUNDING LAND USE AND ZONING: North: Vacant land - F (Floodway) and A (Agricultural)

South: Residences - F (Floodway) and PR (Planned Residential)

East: Maple Grove Inn site - A (Agricultural)

West: Landscape nursery - PC (Planned Commercial)

NEIGHBORHOOD CONTEXT: The site is located along a section of Ebenezer Rd. and Westland Dr. that include a mix of residential, institutional and mixed business uses.

STAFF RECOMMENDATION:

▶ **POSTPONE** the Use on Review application until the August 9, 2018 MPC meeting as requested by the applicant.

The applicant has requested a postponement to allow additional time to address staff comments.

COMMENTS:

The applicant is proposing a 249 unit apartment complex on a 20.8 acre portion of this 25.8 acre site at a density of 11.97 du/ac. The remaining 5 acres is identified as a future development site for an assisted living/independent living facility. The proposed assisted living/independent living facility will require a separate

use on review approval. Access for the proposed development will be from both Ebenezer Rd. and Westland Dr.

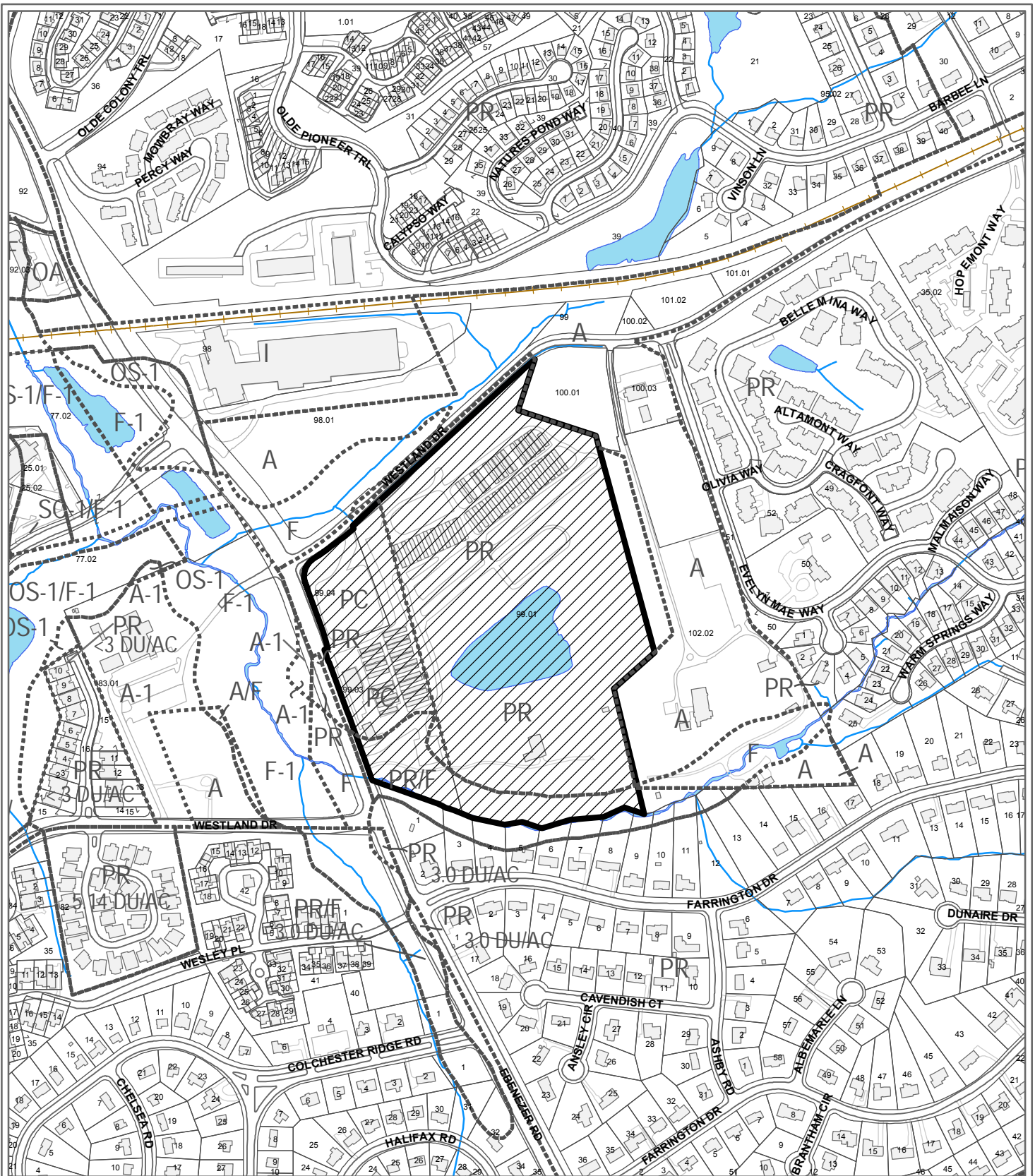
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 4 (public school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden 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 Knoxville Board of Zoning Appeals. The date of the Knoxville 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.



**7-G-18-UR
USE ON REVIEW**



Apartments and Assisted Living / Independent Living Facility in PR
(Planned Residential)

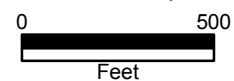
Original Print Date: 6/20/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

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

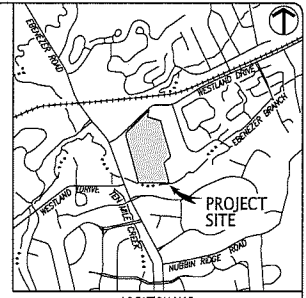
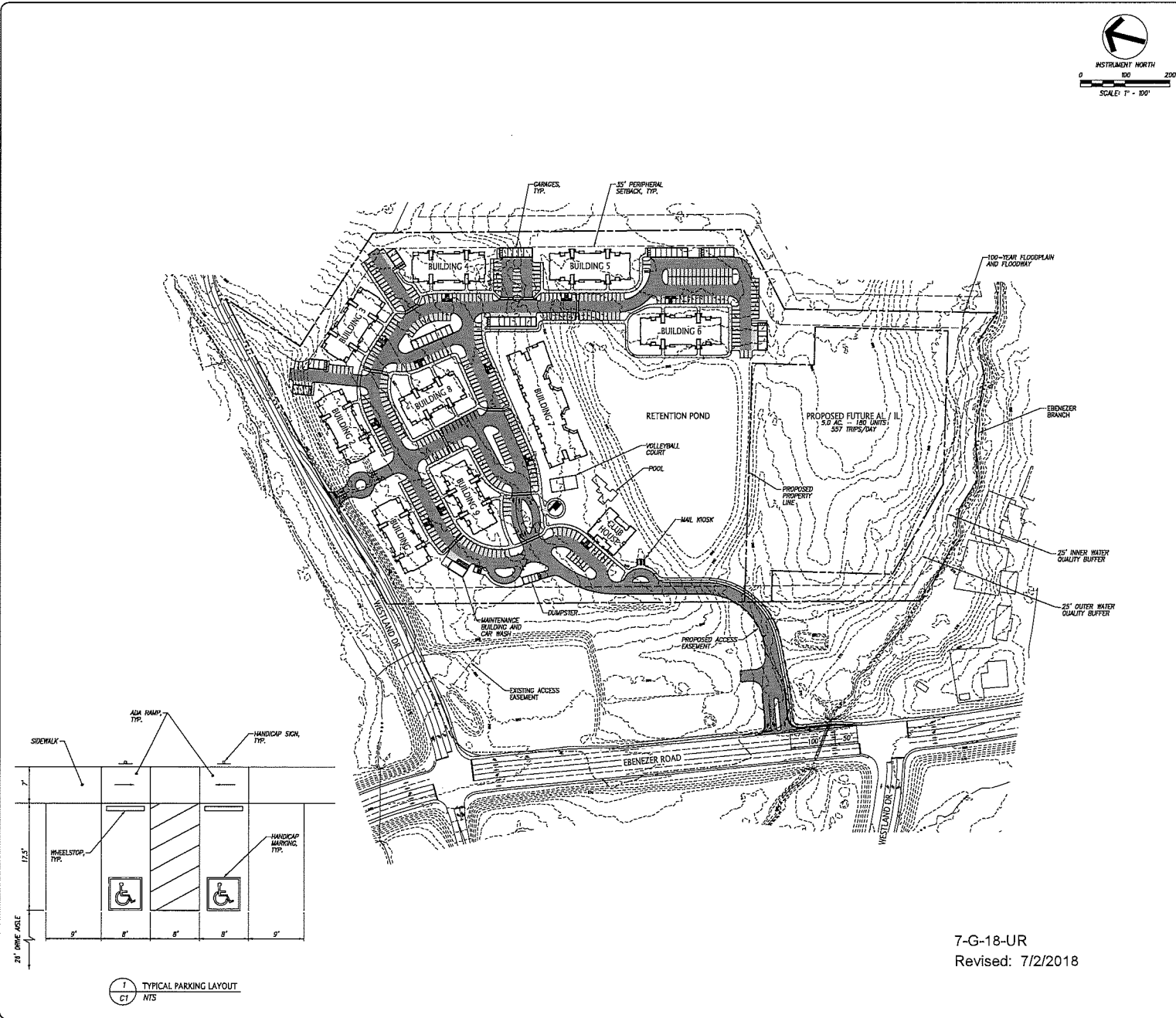
Petitioner: Crescent Bend Development, LLC

Map No: 132

Jurisdiction: County



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 Plotted: 7/2/2018



FULGHUM
MACINDOE
 A DESIGN PARTNERSHIP
 10330 HARDIN VALLEY ROAD
 SUITE 323
 KNOXVILLE, TN 37932
 OFFICE: 865.690.5448
 FAX: 865.690.5448
 www.fulghummacindoe.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

THE CRESCENT AT EBENEZER
 1040 EBENEZER ROAD
 KNOXVILLE, TENNESSEE 37919

CRESCENT BEND DEVELOPMENT, LLC
 6001 WALDEN DRIVE
 KNOXVILLE, TN 37919
 CONTACT: PAUL J. BURDET, III
 TELEPHONE: (615) 865-4422 x145
 EMAIL: pjburdet@crecenddevelopment.com

USE ON REVIEW
 SITE PLAN

DESIGNED BY	WPC	DATE	07/02/18
CHECKED BY	WPC	DATE	07/02/18
APPROVED FOR USE ON REVIEW		DATE	07/02/18
ISSUED FOR USE ON REVIEW		DATE	07/02/18
PROJECT NO.	223.01.1	SHEET NO.	C1
SCALE	1"=100'		

- NOTES:
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGIS.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 - PROPERTY CONSIDERED UNDEVELOPED PARCELS 152 09901 AS SHOWN IN KGIS TOPOGRAPHIC MAP 1722 ZONING FOR THE PROPERTY IS PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 23.98 AC.
 - BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FEET IN REAR. PERIPHERAL SETBACK IS 33'-FT.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - THE PROPOSED DENSITY FOR THE APARTMENT PARCEL IS 249 DU/20.8 AC = 12.0 DU/AC.

BLDG NUMBER	NUMBER OF FLOORS	UNIT TYPES			TOTAL UNITS
		1 BR	2 BR	3 BR	
1	3 STY	0	24	0	24
2	3 STY	0	24	0	24
3	3 STY	0	24	0	24
4	3 STY	0	24	0	24
5	3 STY	0	12	12	24
6	3 STY	0	12	12	24
7	3 STY	33	24	0	57
8	3 STY	12	12	0	24
9	3 STY	12	0	12	24
TOTALS		57	156	36	249

PARKING SUMMARY (APARTMENTS)

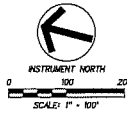
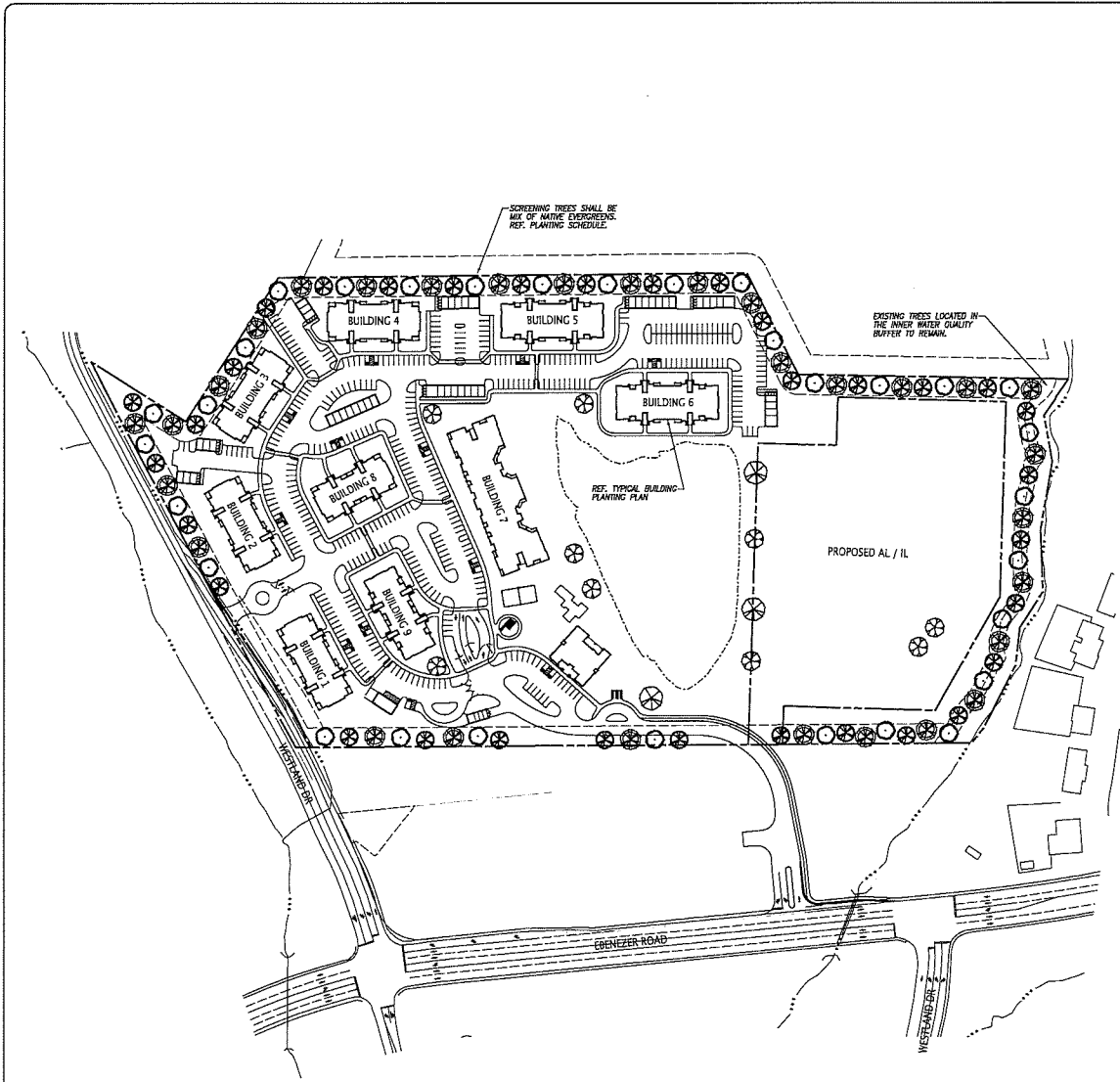
REQUIRED PARKING (249 UNITS)	
20 UNITS @ 1.5 SP/UNIT =	300
57 1-BR UNITS @ 1.5 SP/UNIT =	85.5
172 2/3-BR UNITS @ 1.5 SP/UNIT =	258
MINIMUM PARKING REQUIRED =	543 SPACES
TOTAL PARKING PROVIDED	
STANDARD SPACES (9'x17.5')	389
HANDICAP (2.5' MAX ACCESSIBLE)	23
GARAGE SPACES	48
TOTAL	458 SPACES

LEGEND:

	ASPHALT PAVEMENT (HEAVY DUTY)
	ASPHALT PAVEMENT (LIGHT DUTY)
	CONCRETE PAVEMENT
	EXISTING CONTOUR
	EXISTING CREEK
	PROPERTY LINE
	NUMBER OF PARKING SPACES

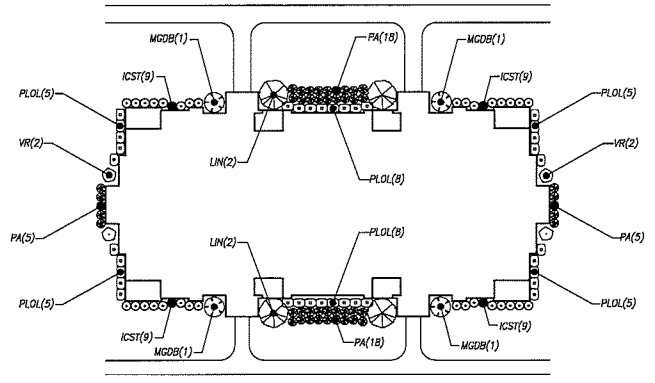
7-G-18-UR
 Revised: 7/2/2018

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 Date: 7/2/2018
 User: jg



LANDSCAPING NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND STRUCTURES WHICH MAY OR MAY NOT BE INDICATED ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, GAS AND TELEPHONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE AND SHALL REPAIR DAMAGES TO ORIGINAL CONDITION AT NO EXPENSE TO OWNER.
2. MATERIALS AND WORKMANSHIP ARE SUBJECT TO INSPECTION BY THE OWNER AND/OR GOVERNMENT AGENCIES AT ANY TIME AND PLACE, BEFORE OR AFTER INSTALLATION, FOR COMPLIANCE.
3. CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL NOTES AND SPECIFICATIONS IN CONTRACT.



1 TYPICAL BUILDING PLANTING PLAN
L1 N.T.S.

PLANTING SCHEDULE				
SYMBOL	LD.	COMMON NAME	BOTANICAL NAME	SIZE
	MGDB	DD BLANCHARD MAGNOLIA	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	5'-5'
	TDC	GREEN GIANT ARBORVITAE	THUJA (STANDISHII X PLICATA) 'GREEN GIANT'	5'-6'
	CC	CAROLINA SAPPHIRE	CUPRESSUS GLABRA	5'-6'
	VR	LEATHERLEAF VIBURNUM	VIBURNUM RHYTIDOPHYLLUM	4'-5'
	ABZ	TRIDENT MAPLE	ACER BUERGERIANUM	2" CAL
	UPB	BOSQUE ELK	ULMUS PARVIFOLIA 'BOSQUE'	3" CAL
	CJ	CRYPTOMERIA	CRYPTOMERIA JAPONICA	5'-5'
	AGAB	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	3" CAL
	LN	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA INDICA 'NATCHEZ'	5'-5'
	PLOL	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	3 CAL/24" MIN.
	PA	FOUNTAIN GRASS	PINNASETUM ALOPECUROIDES	2 CAL/24" MIN.
	ICST	SOFT TOUCH JAPANESE HOLLY	ILEX CRENATA 'SOFT TOUCH'	2 CAL/24" MIN.

7-G-18-UR
Revised: 7/2/2018

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& ASSOCIATES, INC.**
10330 HARDIN VALLEY ROAD SUITE 202
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OFFICE: 865.590.8419
FAX: 865.690.6248
www.fulghummacindoe.com

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CRESCENT BEND DEVELOPMENT, LLC
603 WALDEN DRIVE
KNOXVILLE, TN 37919
CONTACT: PAUL J. MORRIS, III
TELEPHONE NO.: 865.444.2145
EMAIL: tjm@pjbcrecdevelopment.com

USE ON REVIEW
LANDSCAPING PLAN

DESIGNED BY	MEP	DATE	05/29/18
CHECKED BY	MEP	DATE	
DESIGNED FOR USE ON PROJECT	Resubmit/Issue		
Project	223.01.5	Sheet	L1
Date	05/29/18		
Scale	1"=100'		



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Crescent Bend Development, LLC

Date Filed: 5/29/18 Meeting Date: 7-12-18

Application Accepted by: Sherry McChienzi

Fee Amount: _____ File Number: Development Plan

Fee Amount: \$1200 File Number: Use on Review 17-6-18-UR



PROPERTY INFORMATION

Address: 1040 Ebenezer Road East of

General Location: Intersection of Ebenezer Road
and Westland Drive

Tract Size: 25.8 +/- No. of Units: 429

Zoning District: PR

Existing Land Use: Agriculture/Forestry/Vacant

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification:
MDR

Growth Policy Plan Designation: Planned Growth

Census Tract: 57.12

Traffic Zone: 169

Parcel ID Number(s): 132 09901

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Paul J. Murphy, III

Company: Crescent Bend Development, LLC

Address: 6001 Walden Drive, Suite 2

City: Knoxville State: TN Zip: 37919

Telephone: 865-444-2145

Fax: 865-766-2128

E-mail: pjmurphy@crescentbenddev.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Carter McCall, P.E.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-251-5075

Fax: 865-690-6448

E-mail: mccall@fulghummacindoe.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Paul J. Murphy, III

PLEASE PRINT
Name: Paul J. Murphy, III

Company: Crescent Bend Development, LLC

Address: 6001 Walden Drive, Suite 2

City: Knoxville State: TN Zip: 37919

Telephone: 865-444-2145

E-mail: pjmurphy@crescentbenddev.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address • City • State • Zip

Owner Option



6001 Walden Drive, Suite 2, Knoxville, TN 37919

x