

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 10-H-18-UR

AGENDA ITEM #: 58

AGENDA DATE: 10/11/2018

► **APPLICANT:** ECG ACQUISITIONS, LLC

OWNER(S): ECG Acquisitions, LLC

TAX ID NUMBER: 109 O A 007

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 121 E Young High Pike

► **LOCATION:** Northwest side of E Young High Pike, east side of Chapman Hwy

► **APPX. SIZE OF TRACT:** 5.32 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via E. Young High Pike, a major collector street with 23' of pavement width within 35-45' of right-of-way, or Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

► **ZONING:** RP-2 (Planned Residential) < 30 du/ac

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** 158 unit multi-dwelling development

29.7 du/ac

HISTORY OF ZONING: Rezoned from C-3 to RP-2 < 30 du/ac in August 2018 with a condition of no access to Chapman Hwy (7-A-18-RZ).

SURROUNDING LAND USE AND ZONING: North: Sam Duff Memorial Park / OS-2 (Parks & Open Space)

South: E. Young High Pike, AT&T facility, office and residences / O-1 (Office, Medical & Related Services) & R-1 (Low Density Residential)

East: U.S. Post Office / C-3 (General Commercial)

West: Retail, restaurant, medical office, Chapman Hwy / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This site is located to the rear of commercial businesses on the east side of Chapman Hwy. This site and the businesses are currently zoned C-3. Other uses in the area include an AT&T facility, post office, residential uses and a park, zoned C-3, O-1 and OS-2.

STAFF RECOMMENDATION:

► **POSTPONE the Use on Review application until the November 8, 2018 MPC meeting as requested by the applicant.**

The applicant is request postponement to allow time for a setback variance to be considered for approval by

the Board of Zoning Appeals and to apply for rezoning to remove the condition of no access to Chapman Highway.

COMMENTS:

This proposal is for a 158 unit apartment complex with four buildings that are between 3 and 4 stories tall. Access is provided from E. Young High Pike, Chapman Highway, and Hedgeapple Ln. The access to Hedgeapple Ln. is an exit only.

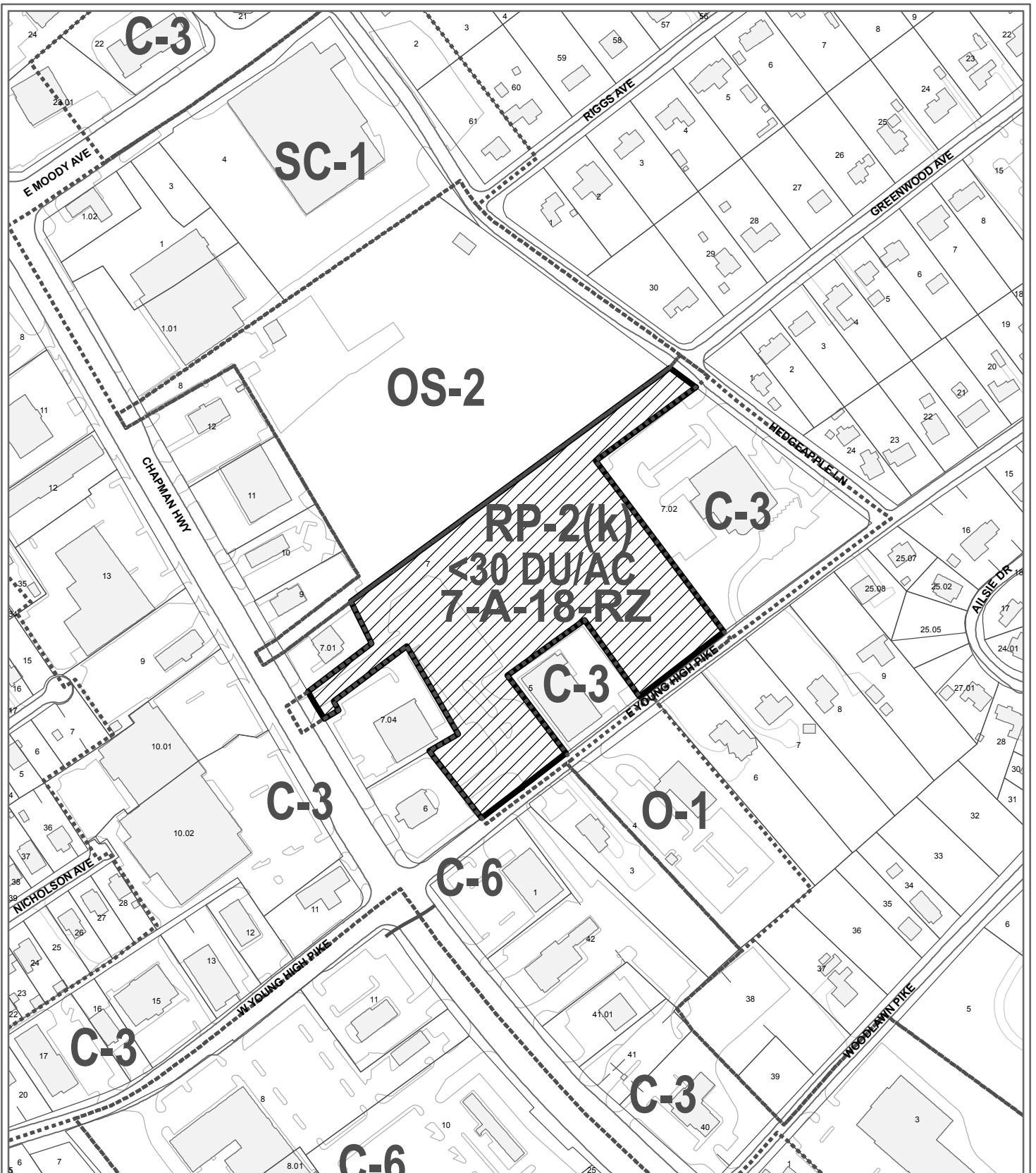
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 3 (public school children, ages 5-18 years)

Schools affected by this proposal: Mooreland Heights 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.
- 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 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.



**10-H-18-UR
USE ON REVIEW**



158 unit multi-dwelling development in RP-2 (Planned Residential)

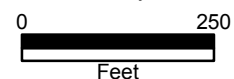
Original Print Date: 9/17/2018
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: ECG Acquisitions, LLC

Map No: 109

Jurisdiction: City



10/2/2018



Knox MPC Mail - Fwd: Parkside Flats (10-H-18-UR)

10-H-18-UR-PP revised 10-11-18

Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: Parkside Flats (10-H-18-UR)

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Tue, Oct 2, 2018 at 1:05 PM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Dori Caron
<dori.caron@knoxmpc.org>

* Updated postponement request attached for 10-H-18-UR, changing from 60 day to 30 day postponement.

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827
f 865-215-2068

mike.reynolds@knoxmpc.org
www.knoxmpc.org

----- Forwarded message -----

From: **Annette Hommel** <ahommel@site-incorporated.com>

Date: Tue, Oct 2, 2018 at 9:55 AM

Subject: RE: Parkside Flats (10-H-18-UR)

To: Mike Reynolds <mike.reynolds@knoxmpc.org>, Arthur Seymour
<Ajseymour@fmsllp.com>

Cc: John Shepard (jshepard@elmingtoncapital.com) <jshepard@elmingtoncapital.com>

Mike,

Please find revised postponement letter attached.

We submitted 12 copies of the site plan to BZA yesterday to request the peripheral setback variance, however, have not paid the fee or completed the application since BZA is in the process of updating their application. BZA told us we could complete the form

9/27/2018

10-H-18-UR-PP-10-11-18

KnoxMPC Mail - Fwd: Parkside Flats & Flats at Pond Gap



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: Parkside Flats & Flats at Pond Gap

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Wed, Sep 26, 2018 at 9:11 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Dori Caron
<dori.caron@knoxmpc.org>

Cc: Amy Brooks <amy.brooks@knoxmpc.org>, Gerald Green
<gerald.green@knoxmpc.org>

- 60 DAYS -

- * Postponement request for Parkside Flats (10-H-18-UR) until the December 13th meeting (see attached). This is to allow time for a setback variance to be heard at the November BZA meeting and to submit a rezoning request to modify or eliminate the zoning condition of no access to Chapman Hwy.

Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827
f 865-215-2068

mike.reynolds@knoxmpc.org
www.knoxmpc.org

----- Forwarded message -----

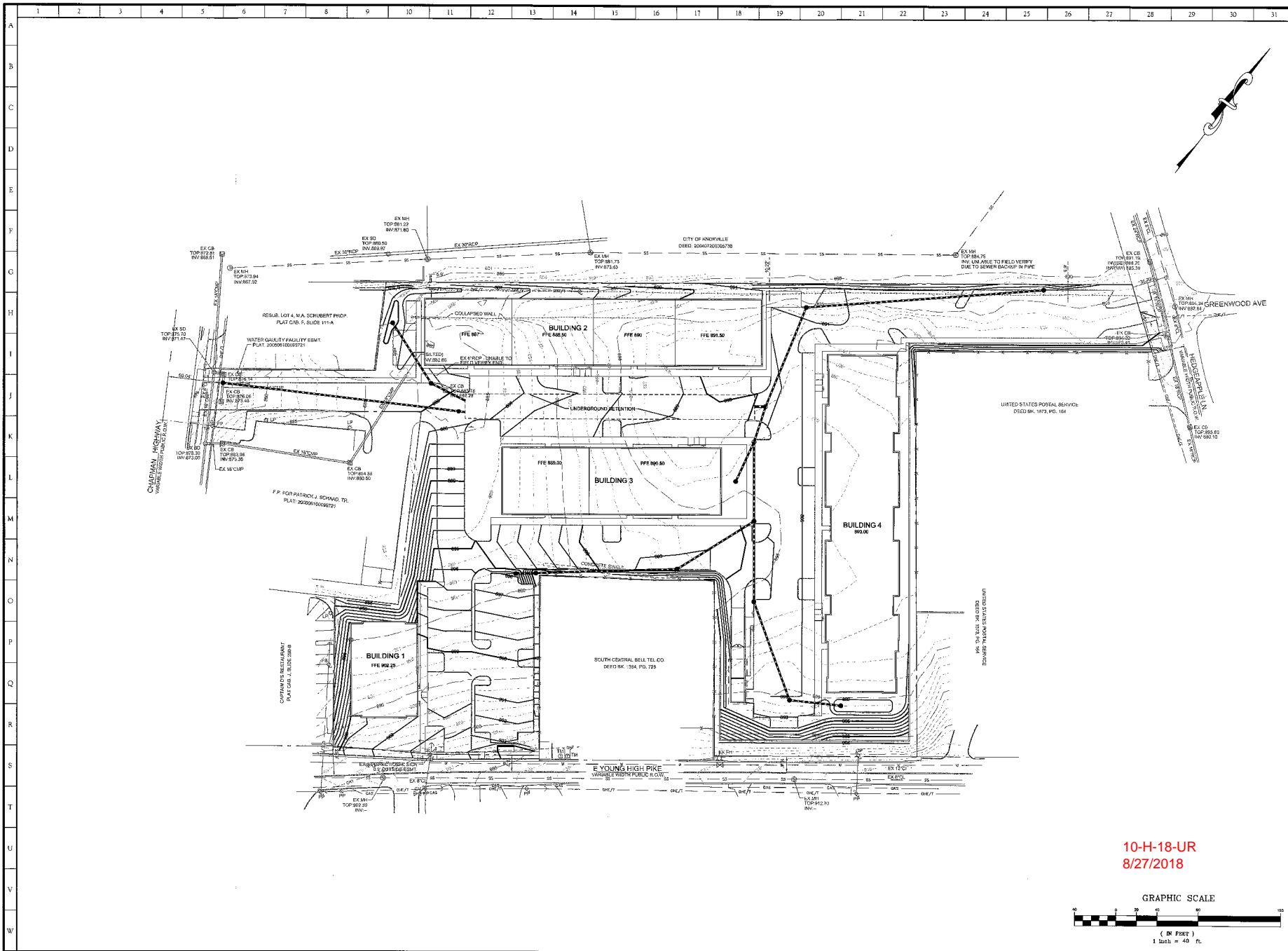
From: **Annette Hommel** <ahommel@site-incorporated.com>

Date: Tue, Sep 25, 2018 at 6:39 PM

Subject: RE: Parkside Flats & Flats at Pond Gap

To: Mike Reynolds <mike.reynolds@knoxmpc.org>, Gerald Green
<gerald.green@knoxmpc.org>, Amy Brooks <amy.brooks@knoxmpc.org>

Cc: John Shepard (jshepard@elmingtoncapital.com) <jshepard@elmingtoncapital.com>, cjamison@elmingtoncapital.com <cjamison@elmingtoncapital.com>, Tarren Barrett <tarren.barrett@knoxmpc.org>, Curtis Williams <cmwilliams@knoxvilletn.gov>, Reid Cullers (RCullers@ShapiroAndCo.com) <RCullers@shapiroandco.com>, Brad Shapiro (BShapiro@ShapiroAndCo.com) <BShapiro@shapiroandco.com>

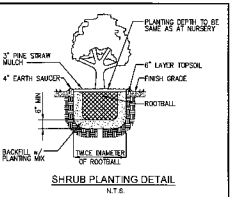
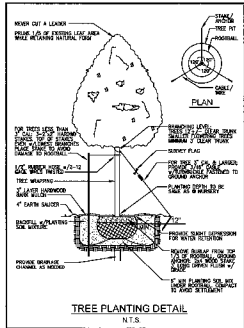
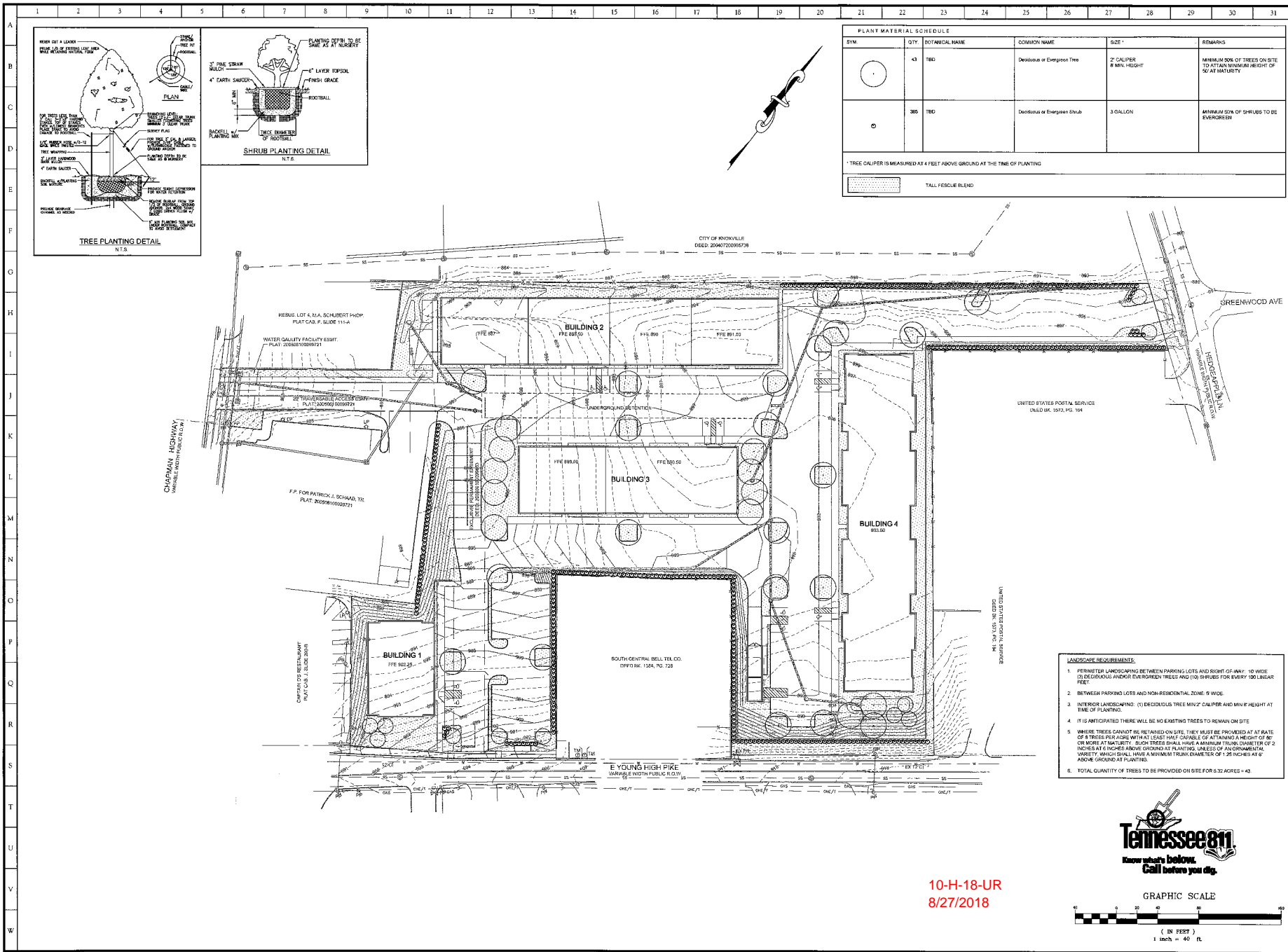


Use on Review Development Plan - Grading and Drainage Plan

Parkside Flats
121 E Young High Pike
Knoxville, Tennessee 37920
Owner: ECG Parkside, LP

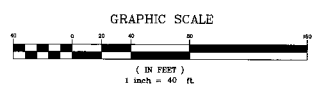
DRAWN BY:	ACH	DATE:	08/27/18
CHECKED BY:	FILE	FILE:	1972 Grading
REVISIONS			
NO.	DATE	COMMENTS	

C3.0



PLANT MATERIAL SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	43	TBD	Deciduous or Evergreen Tree	2" CALIPER 8' MIN. HEIGHT
	300	TBD	Deciduous or Evergreen Shrub	3 GALLON
* TREE CALIPER IS MEASURED AT 4 FEET ABOVE GROUND AT THE TIME OF PLANTING				
TALL FESCUE BLEND				

- LANDSCAPE REQUIREMENTS:
- PERIMETER LANDSCAPING BETWEEN PARKING LOTS AND RIGHT OF WAY: 10' WIDE (5) DECIDUOUS AND/OR EVERGREEN TREES AND (10) SHRUBS FOR EVERY 100 LINEAR FEET.
 - BETWEEN PARKING LOTS AND NON-RESIDENTIAL ZONE: 8' WIDE.
 - INTERIOR LANDSCAPING: (1) DECIDUOUS TREE MIN 2" CALIPER AND MIN 6' HEIGHT AT TIME OF PLANTING.
 - IT IS ANTICIPATED THERE WILL BE NO EXISTING TREES TO REMAIN ON SITE.
 - WHERE TREES CANNOT BE RETAINED ON SITE, THEY MUST BE PROVIDED AT A RATE OF 8 TREES PER ACRE WITH AT LEAST HALF CAPABLE OF ATTAINING A HEIGHT OF 8' OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2 INCHES AT 6 INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF 1.25 INCHES AT 6" ABOVE GROUND AT PLANTING.
 - TOTAL QUANTITY OF TREES TO BE PROVIDED ON SITE FOR 8.32 ACRES = 43



10-H-18-UR
8/27/2018

SITE
INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 304
Knoxville, TN 37932
Phone: (865) 777-4160
www.site-incorporated.com

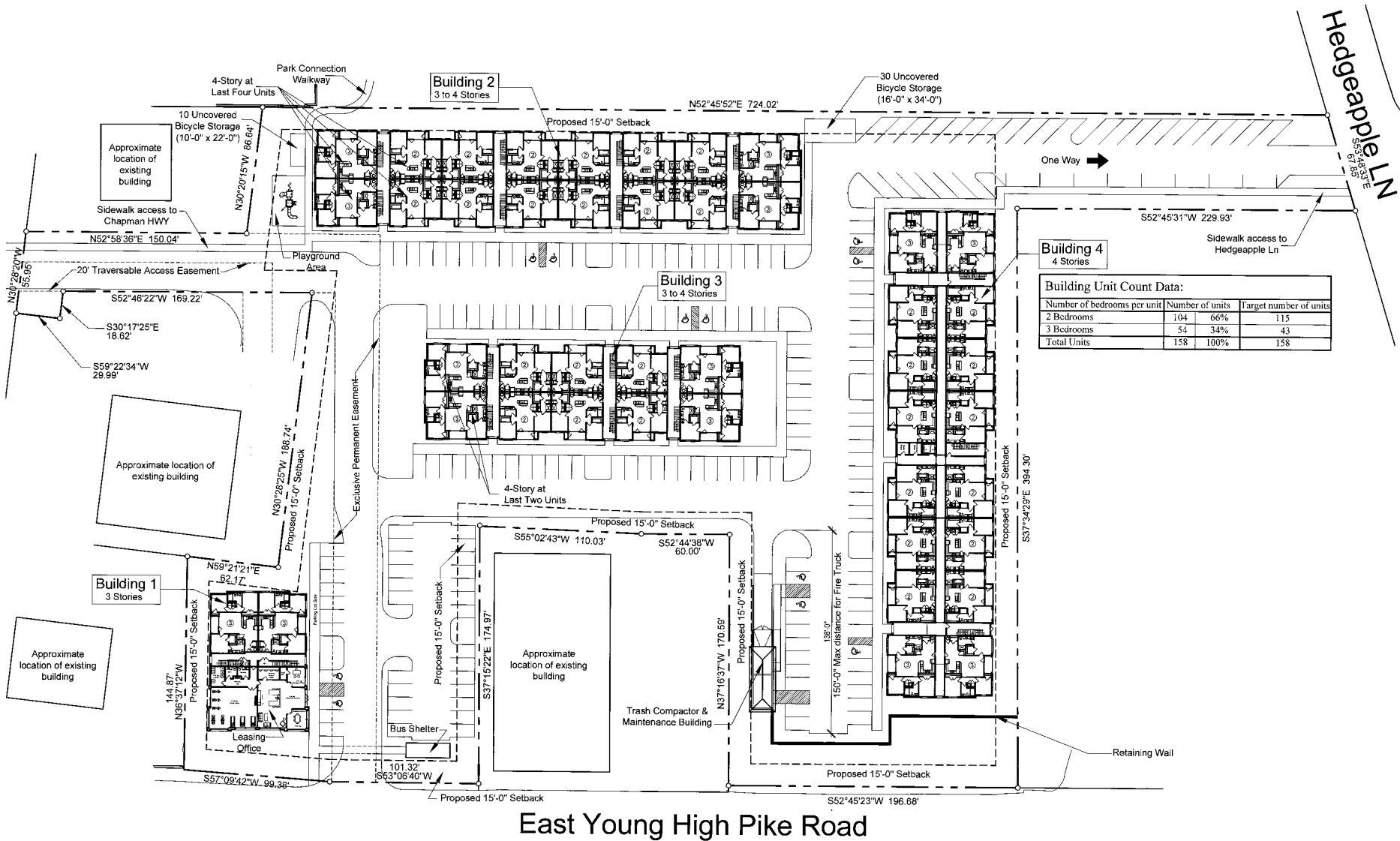
Use on Review Development Plan - Landscape Plan

Parkside Flats
121 E Young High Pike
Knoxville, Tennessee 37920
Owner: ECG Parkside, LP

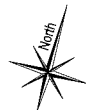
DATE: 09/27/18
CHECKED BY: FILE: 1972 Landscape

NO.	DATE	REVISIONS

C6.0



1 Architectural Site Plan
Scale: 1" = 30'-0"



Shapiro & Company
Architects, P.C.
Memphis Office
4646 Poplar Ave., Suite 517
Memphis, TN 38117
Ph: 901.885.5001
www.shapiroandcompany.com

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DEVELOPER NAME
ECG PARKSIDE, LP
NASHVILLE, TENNESSEE

PROJECT NAME
PARKSIDE FLATS
KNOXVILLE, TENNESSEE

NO.	DESCRIPTION / REVISIONS	DATE	BY
1	ISSUED FOR PERMIT	08/27/2018	

STAMP

PROJECT NUMBER: 18090
DATE: 08/27/2018

SHEET TITLE
Architectural Site Plan

SHEET NUMBER
A-01

10-H-18-UR
8/27/2018



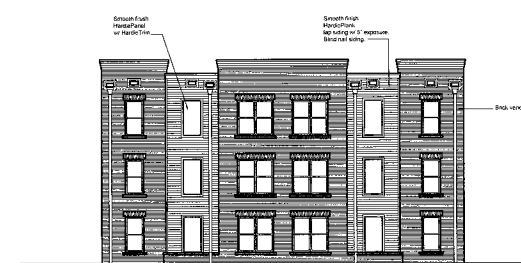
1 Southwest Elevation
(Building 1 - Leasing Office)
Scale: $\frac{3}{32}" = 1'-0"$



2 Southeast Elevation
(Building 1 - Leasing Office)
Scale: $\frac{3}{32}" = 1'-0"$



3 Northeast Elevation
(Building 1 - Leasing Office)
Scale: $\frac{3}{32}" = 1'-0"$



4 Northwest Elevation
(Building 1 - Leasing Office)
Scale: $\frac{3}{32}" = 1'-0"$

10-H-18-UR
8/27/2018

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DEVELOPER NAME
EGG PARKSIDE, LP
NASHVILLE, TENNESSEE

PROJECT NAME
PARKSIDE FLATS
KNOXVILLE, TENNESSEE

NO.	DESCRIPTION / REVISIONS	DATE	BY
1	Issue for Review	08/27/2018	

STAMP

PROJECT NUMBER: 10000
DATE: 08/27/2018

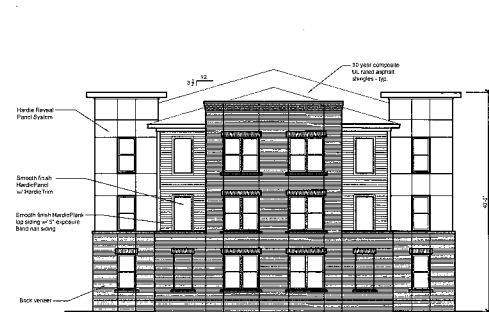
SHEET TITLE:
Elevations (Building 1)

SHEET NUMBER:

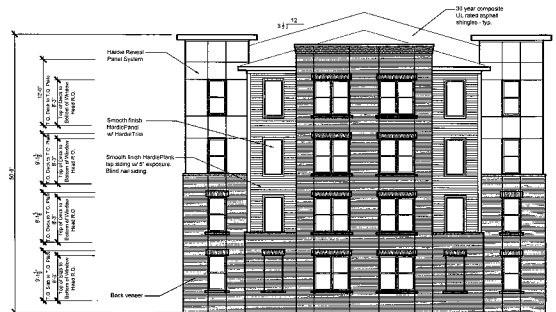
A-03



1 Southeast Elevation - Parking Lot Side (Building 2)
Scale: $\frac{3}{32}" = 1'-0"$



2 Northeast Elevation (Building 2)
Scale: $\frac{3}{32}" = 1'-0"$



3 Southwest Elevation (Building 2)
Scale: $\frac{3}{32}" = 1'-0"$



4 Northwest Elevation - Property Line Side (Building 2)
Scale: $\frac{3}{32}" = 1'-0"$

10-H-18-UR
8/27/2018

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ECG PARKSIDE, LP
NASHVILLE, TENNESSEE

PARKSIDE FLATS
KNOXVILLE, TENNESSEE

PROJECT NAME

DATE

08/27/2018

DATE

08/27/2018

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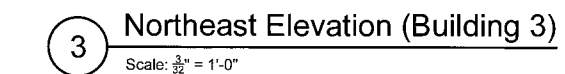
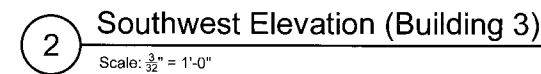
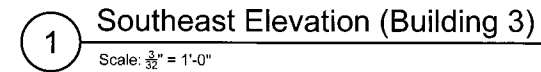
08/27/2018

DATE

08/27/2018

DATE

08/27/2018



SHEET NUMBER:
A-09

☐ Use on Review ☐ Development Plan

Name of Applicant: ELG Acquisitions, LLC

Date Filed: 8/27/18 Meeting Date: 10/11/18

Application Accepted by: M. Payne

Fee Amount: X File Number: Development Plan X

Fee Amount: 1,200⁰⁰/100 File Number: Use on Review 10-H-18-UR

PROPERTY INFORMATION

Address: 121 E Young High Pike

General Location: NE Quadrant of E Young High Pike and Chapman Highway

Tract Size: 5.32 Acres No. of Units: 158

Zoning District: RP-2 (Pending)

Existing Land Use: Vacant

Planning Sector: South City

Sector Plan Proposed Land Use Classification: HDR

Growth Policy Plan Designation: Urban Growth Area

Census Tract: 23

Traffic Zone: 30

Parcel ID Number(s): 1090A⁰⁰⁷

Jurisdiction: ☒ City Council 1 District
☐ County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: ELG Acquisitions, LLC

Company: _____

Address: 11 16th Ave South, Suite 200

City: Nashville State: TN Zip: 37203

Telephone: 615-490-6711

Fax: _____

E-mail: hunter@elmingtoncapital.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Hunter Nelson

Company: ELG Acquisitions, LLC

Address: 11 16th Ave South, Suite 200

City: Nashville State: TN Zip: 37203

Telephone: 615-490-6711

Fax: _____

E-mail: hunter@elmingtoncapital.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: [Signature]

PLEASE PRINT

Name: Hunter Nelson

Company: ELG Acquisitions, LLC

Address: 11 16th Ave South, Suite 200

City: Nashville State: TN Zip: 37203

Telephone: 615-490-6711

E-mail: hunter@elmingtoncapital.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

CHNE

118 16th Ave S. Suite 200 Nashville, TN 37203

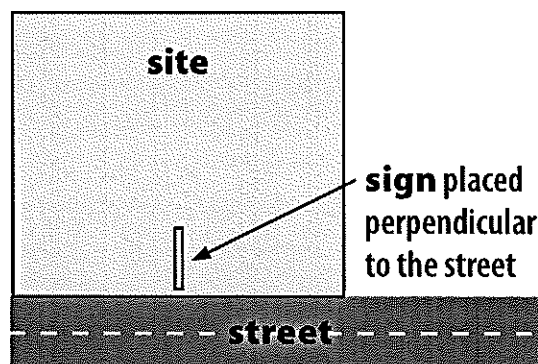
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

9/26/18 and 10/12/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Annette Hommel

Printed Name: ANNETTE HOMMEL

Phone: 805-777-4168 Email: ahommel@site-incorporated.com

Date: 8/27/18

MPC File Number: 10-14-18-UR 10-I-18-UR