



USE ON REVIEW REPORT

▶ **FILE #:** 7-E-20-UR

AGENDA ITEM #: 24

AGENDA DATE: 7/9/2020

▶ **APPLICANT:** MAT GILLIN
OWNER(S): Passco Turkey Creek DST

TAX ID NUMBER: 130 174

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 810 Tapestry Way

▶ **LOCATION:** North side of Outlet Dr., east side of Snyder Rd.

▶ **APPX. SIZE OF TRACT:** 12.28 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Snyder Rd., a minor collector street with 20' of pavement width within 50' of right-of-way, or Outlet Dr., a 3 lane, major collector street with 36' of pavement width within 100' of right-of-way. Vehicular access to the site was limited to Outlet Dr. only by County Commission when the property was rezoned (5-E-15-RZ).

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** Apartment Complex

▶ **PROPOSED USE:** Construction of carports at an existing apartment complex

HISTORY OF ZONING: The property was rezoned from A to PR @ 6.5 du/ac in 2007, PR @ 12 in March 2015, and then PR @ 18 in September 2015.

SURROUNDING LAND USE AND ZONING:

North: House / A (Agricultural)

South: Outlet Dr., RV sales business / CA (General Business)

East: Vacant land / PR (Planned Residential) @ 1-12 du/ac

West: Snyder Rd., House, Vacant land, Private school / Town of Farragut

NEIGHBORHOOD CONTEXT: This area just north of I-40/75 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd. and I-40/75 interchange, which is developed primarily with commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for 5 carport structures at an existing apartment complex as identified on the development plan and the reduction of the peripheral setback from 35' to 20' along the Snyder Road

frontage, subject to 4 conditions.

- 1) Meeting all applicable requirements of the First Utility District.
- 2) Meeting all applicable requirements of Knox County Codes Administration and Enforcement and Knox County Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) All planting that are damaged or removed during the installation of the carports must be replaced in-kind and in approximately the same location.

COMMENTS:

This proposal is to install 5 carports in the parking lot of an existing apartment complex that was approved by the Planning Commission in 2016 (10-I-16-UR) and constructed in 2018. Four of the carports are on the western edge of the parking lot along the Snyder Road frontage and one carport will be in the northern portion of the property and not highly visible from the public right-of-way or adjacent properties. The carports will be constructed of metal framing, metal shed roof and no sidewalls. The metal roof will have a brown-gray finish that matches the shingles on the main buildings. The northern carport along the Snyder Road frontage will include 3 electric vehicle charging stations. The carports will be constructed over existing parking stalls.

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

- 1) Four of the five proposed carports are located along the Snyder Road frontage and will be visible from the street but the low profile design with a shed roof and no sidewalls will minimize the visual impact for pedestrians on the sidewalk and passengers in vehicles. The location of the carports are also at a lower elevation than Snyder Road (see attached photographs) and as the existing landscaping matures, the carports will become less visible.
- 2) The metal roof of the carports will have a brown-gray finish to match the shingle color on the main buildings.

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

- 1) With the stated conditions and approval of the peripheral setback reduction along the Snyder Road frontage, the carports meet the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2) The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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. The use will not significantly injure the value of adjacent property. The use will not draw significant additional traffic through residential areas.

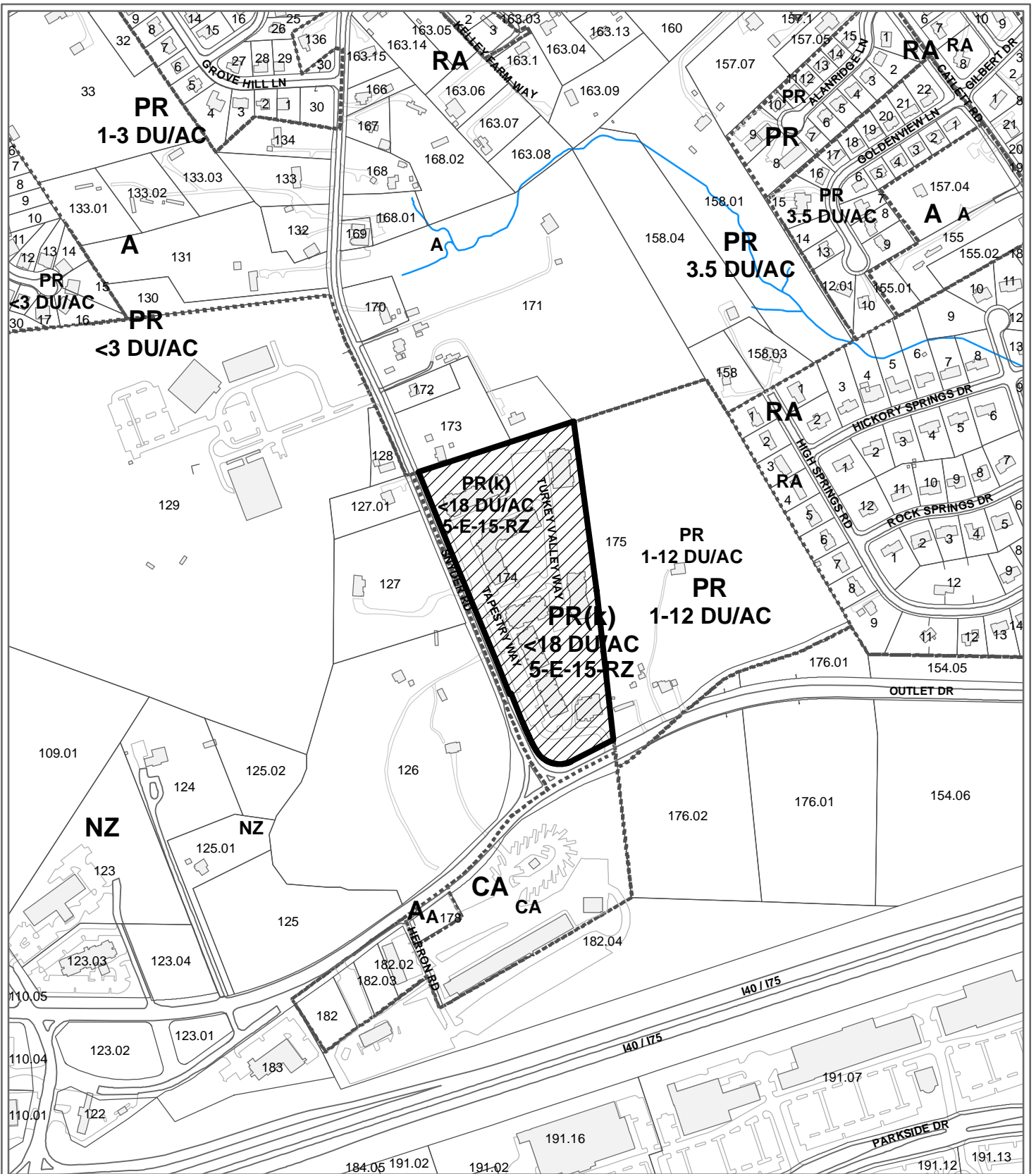
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northwest County Sector Plan designates this property for high density residential use. The existing development and proposed carports are consistent with the Sector Plan.
- 2) The site is located within the Farragut Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

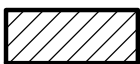
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**7-E-20-UR
USE ON REVIEW**



Construction of carports at an existing apartment complex in PR (Planned Residential) (k)

Petitioner: Mat Gillin

Map No: 130

Jurisdiction: County

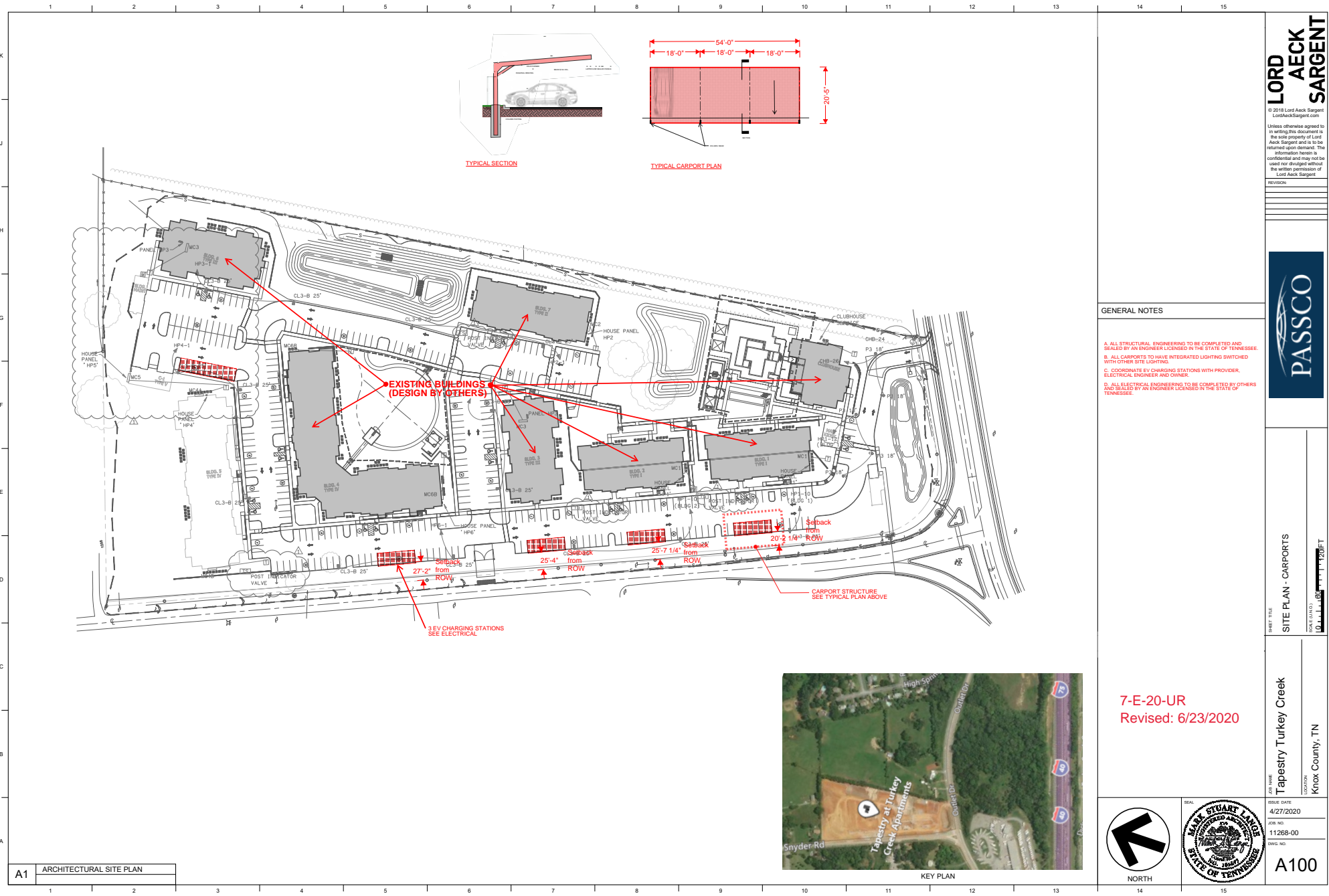


Original Print Date: 6/16/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

CLAS: CAD/Civil, 10051-00_18_Architectural@stuart.com vt
8/30/2018 3:07:52 PM



A1 ARCHITECTURAL SITE PLAN

LORD AECK SARGENT
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 REVISION:



GENERAL NOTES

- A. ALL STRUCTURAL ENGINEERING TO BE COMPLETED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.
- B. ALL CARPORTS TO HAVE INTEGRATED LIGHTING SWITCHED WITH OTHER SITE LIGHTING.
- C. COORDINATE EV CHARGING STATIONS WITH PROVIDER, ELECTRICAL ENGINEER AND OWNER.
- D. ALL ELECTRICAL ENGINEERING TO BE COMPLETED BY OTHERS AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.

SHEET TITLE
 SITE PLAN - CARPORTS
 SCALE (AS SHOWN)
 1/8" = 1'-0"

PROJECT NAME
 Tapestry Turkey Creek
 LOCATION
 Knoxville, TN

7-E-20-UR
 Revised: 6/23/2020



A100

FOR REVIEW ONLY - NOT FOR CONSTRUCTION 4/27/20











Sema Connect

Sema Connect 620 Electric Vehicle Charging Station

Installation Guide



Contents

Page 1	Safety and Compliance
Page 2	Electrical Requirements
Page 4	Single-Pedestal & Dual-Pedestal Installation
Page 10	Wall/Pole Mount Installation

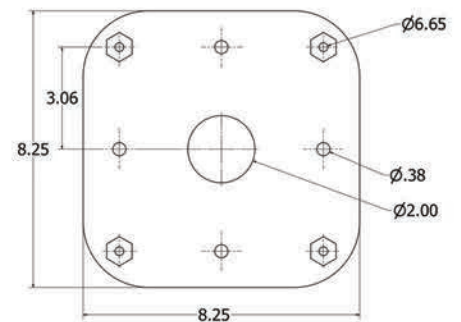
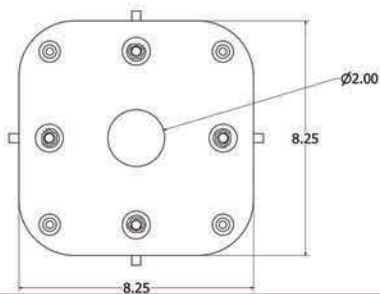
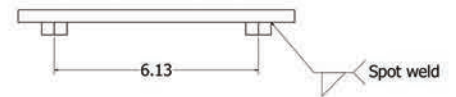
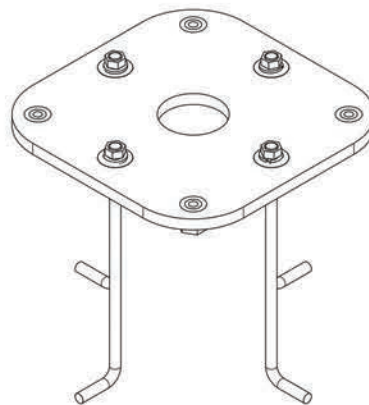
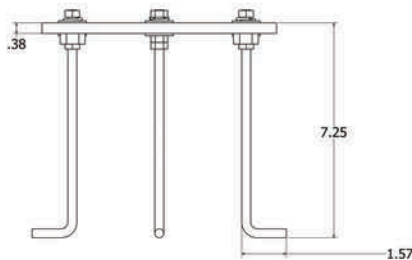
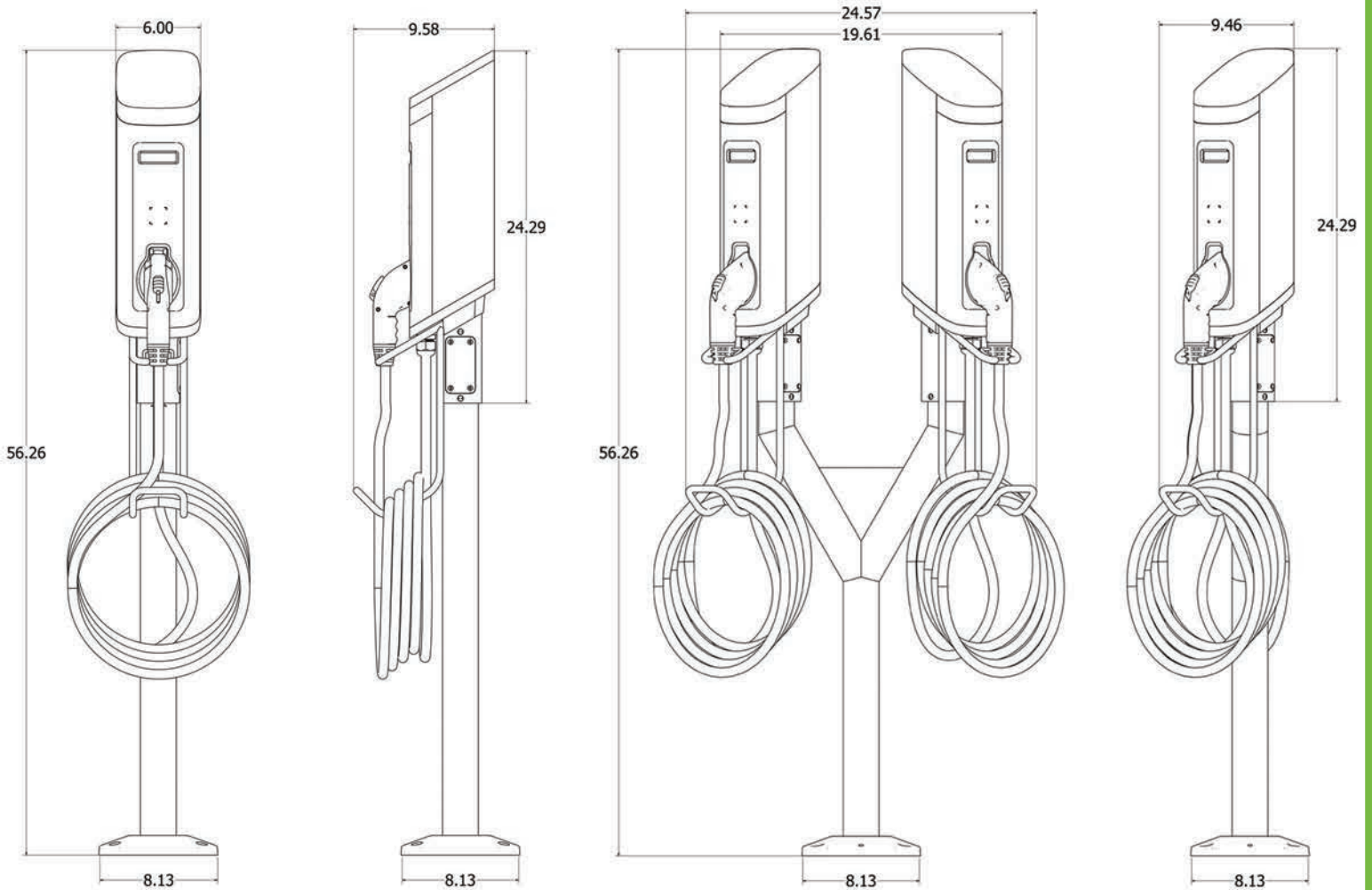
Sema Connect, Inc.
4961 Tesla Drive, Bowie, MD 20715
semaconnect.com 1-800-663-5633

Revision #: 082017



SemaConnect 620 Single- & Dual-Pedestal Mount Installation

Mount and Parts List





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mat Gillin

General Contractor

Applicant Name

Affiliation

5/29/20

July

7-E-20-UR

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Mat Gillin

Hardaway Construction

Name

Company

1001 Gallatin Avenue

Nashville

TN

37206

Address

City

State

Zip

(615) 254-5461

mgillin@hardaway.net

Phone

Email

CURRENT PROPERTY INFO

Passco Turkey Creek DST

2050 Main Street, Suite 650, Irvine, CA 926^A (949) 442-1000

Owner Name (if different)

Owner Address

Owner Phone

810 Tapestry Way

130 174

Property Address

Parcel ID

North side of Outlet Dr, East side of Snyder Rd

12.28 acres

General Location

Tract Size

6th District

PR(k) < 18 du/ac

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

HDR

Farragut UGA

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Apartment Complex

N

FUD

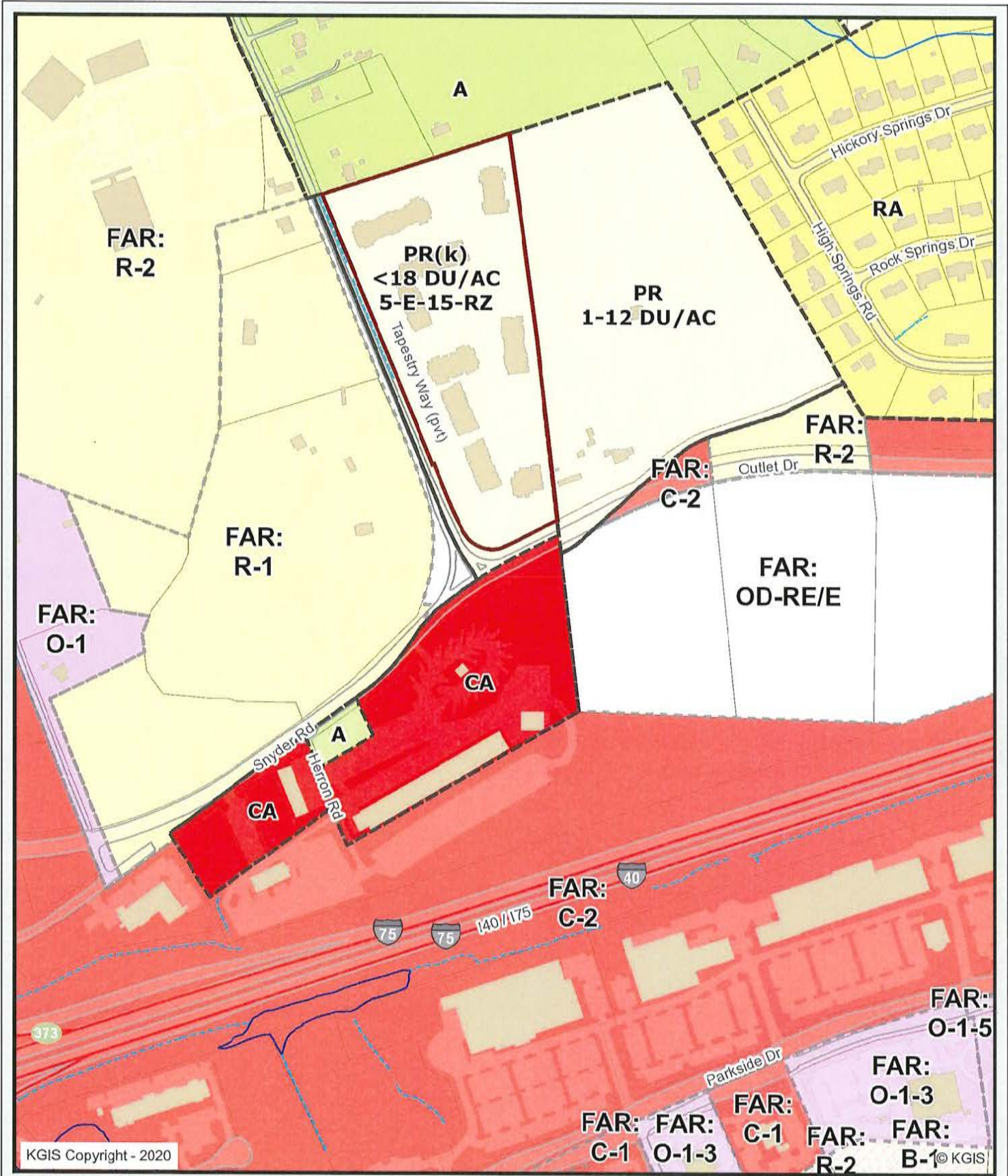
FUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



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810 Tapestry Way

Knoxville - Knox County - KUB Geographic Information System

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