

USE ON REVIEW REPORT

► FILE #: 3-H-22-UR AGENDA ITEM #: 40

POSTPONEMENT(S): 3/10/2022 **AGENDA DATE: 4/14/2022**

► APPLICANT: LAND DEVELOPMENT SOLUTIONS / EJ BAKSA

OWNER(S): Eddie D & C Investments, LLC

TAX ID NUMBER: 84 49.01 View map on KGIS

JURISDICTION: County Commission District 8
STREET ADDRESS: 6721 Strawberry Plains Pk.

► LOCATION: Northwest side of Strawberry Plains Pike, across from its intersection

with Wayland Road

► APPX. SIZE OF TRACT: 7.9 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a major arterial with 24 ft of pavement

width within 100 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

ZONING: PR (Planned Residential)

► EXISTING LAND USE: SFR (Single Family Residential)

► PROPOSED USE: Attached and detached residential

DENSITY PROPOSED: 7.5 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR < 12 du/ac in 2020 (8-C-20-RZ)

SURROUNDING LAND North: Agriculture/forestry/vacant -- A (Agriculture)

USE AND ZONING: South: Rural residential -- A (Agriculture) & CA (General Business)

East: Attached residential, agriculture/forestry/vacant -- PR (Planned

Residential), OB (Office, Medical, and Related Services)

West: Rural residential -- A (Agriculture)

NEIGHBORHOOD CONTEXT: This is a transistional area between the commercial node at the Strawberry

Plains Pike / I-40 interchange and the large lot agricultural zoned area surrounding it. Existing attached residential and office zoning is adjacent

along Strawberry Plains Pike.

STAFF RECOMMENDATION:

► Approve the development plan for up to 58 attached dwelling units and 1 detached dwelling unit, subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.

2. Provision for street names consistent with the Uniform Street Naming and Addressing System within Knox

AGENDA ITEM #: 40 FILE #: 3-H-22-UR 4/7/2022 07:30 AM MIKE REYNOLDS PAGE #: 40-1

County (Ord 91-1-102).

- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the alignment of the driveway access with the Wayland Drive intersection. The details of the Wayland Drive intersection improvements shall be worked out with Knox County Engineering and Public Works during the design plan phase.
- 4. Revising the landscape plan to match the new site layout with the driveway located at the Wayland Drive intersection (see plan sheet C-101). The landscaping plan shall be consistent with that shown on sheet L-1 and shall be reviewed and approved by Planning staff before building permits are issued for the site.
- 5. Installing screening along the east boundary line of Lot 1, adjacent to the Wisteria Plantation development, with either a privacy fence or evergreen landscaping consistent with the intent of the Type 'B' landscape screening (see Exhibit A).
- 6. Installing all landscaping and screening, as shown on the development plan and per conditions #4 and 5, within six months of issuing an occupancy permit for each project phase.
- 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

This proposal is for 58 attached residential dwellings and 1 existing detached residential house (59 dwelling units total) on this 7.85-acre parcel at a density of 7.5 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 12 du/ac in September 2020 (8-C-20-RZ). This is a condo-style development with all dwelling units on a single lot. The access road is a driveway, not a public or private road with dedicated right-of-way.

WAYLAND DRIVE INTERSECTION

Access to the development is at the Wayland Drive intersection. Wayland Drive approaches the Strawberry Plains Pike intersection at an angle. Knox County Engineering and Public Works will partner with the applicant to make minor striping modifications to straighten the Wayland Drive approach at this intersection.

LANDSCAPING PLAN

The landscape plan does not reflect the new site layout shown on plan sheet C-101. Still, the applicant intends to maintain the same general landscaping design throughout the development. Condition #4 requires a revised landscape plan be approved by Planning staff before building permits are issued. The applicant agreed to install screening along the eastern boundary of Lot 1, adjacent to the Wisteria Plantation development. Since this is not shown on the plan, condition #5 requires this installation and provides the option of installing a privacy fence or evergreen landscaping.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
- A. The East County Sector Plan recommends MDR/O (Medium Density Residential/Office) uses for the site which allows consideration of up to 12 du/ac.
- C. The proposed density of 7.5 du/ac is in conformance with the sector plan.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
- A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
- B. The property is zoned PR up to 12 du/ac and the proposed density is 7.5 du/ac.
- C. There is a branch of Swan Pond creek that runs along the northwest (rear) and west property lines. The dwelling units are clustered outside of the 50 ft stream buffer.

AGENDA ITEM #: 40 FILE #: 3-H-22-UR 4/7/2022 07:30 AM MIKE REYNOLDS PAGE #: 40-2

- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
- A. The proposed attached residential dwellings are consistent with the surrounding attached residential development to the east.
- B. The 2-story structure height is appropriate for typical residential construction.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
- A. The proposed attached residential development is compatible with the surrounding attached residential uses and will not significantly impact the value of the adjacent property.
- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
- A. Access to the development is from Strawberry Plaines Pike, a major arterial street.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 600 (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.

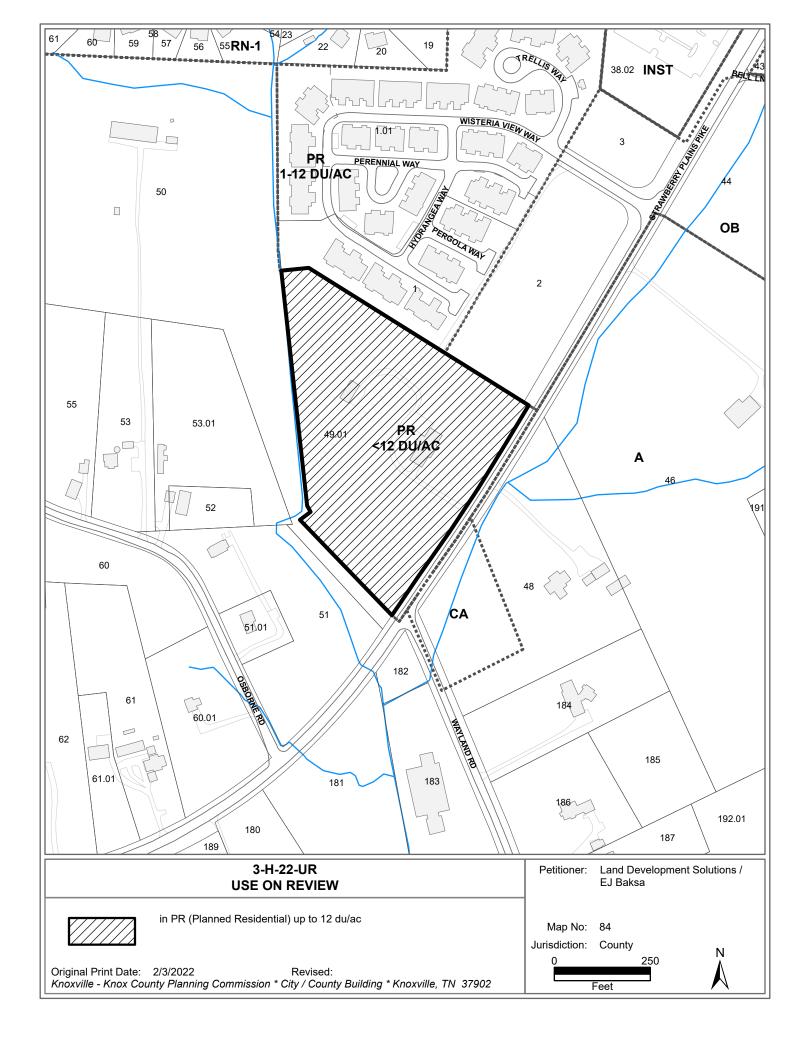
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

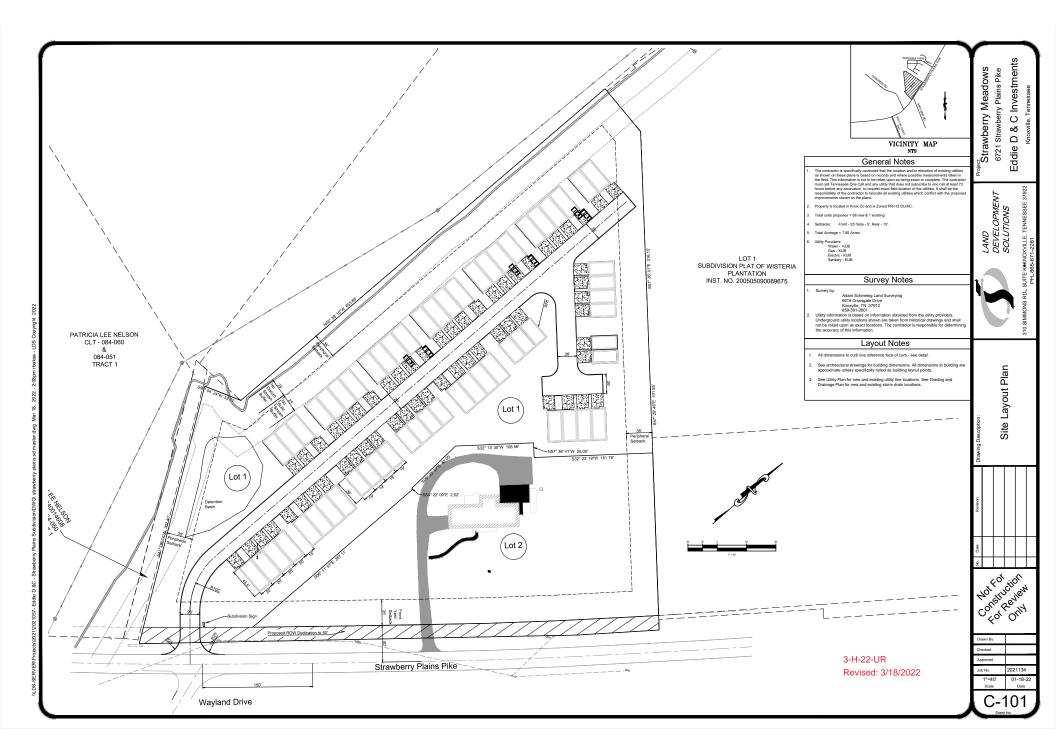
Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

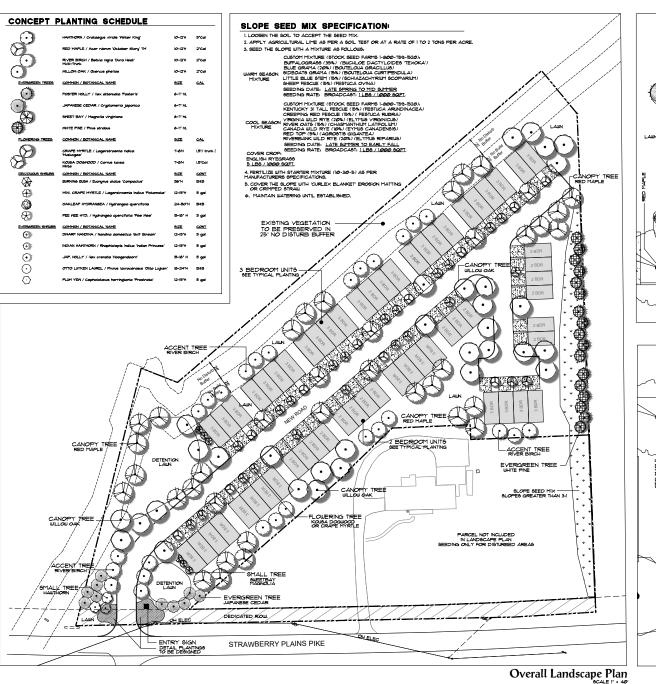
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

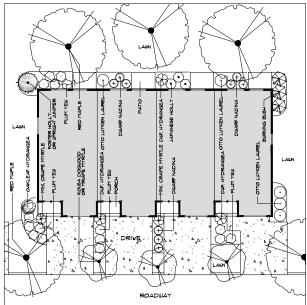
The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

AGENDA ITEM #: 40 FILE #: 3-H-22-UR 4/7/2022 07:30 AM MIKE REYNOLDS PAGE #: 40-3

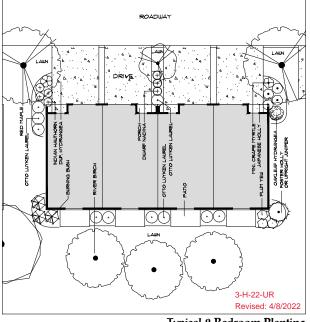








Typical 3 Bedroom Planting



Typical 2 Bedroom Planting

Strawberry Meadows

Strawberry Meadows

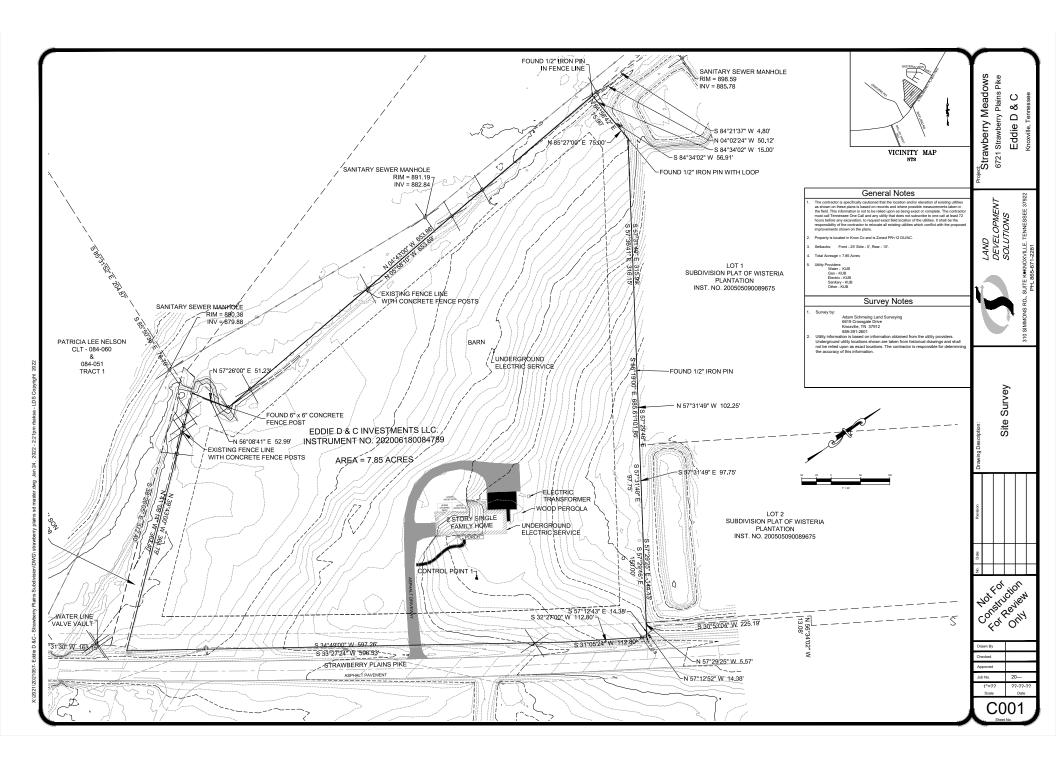
Strawberry Plains Pike Knowille, Tenne

MICHAEL VERSEN & ASSOCIATES IANDSCAPE ARCHITECTURE IANDPIANNING 239 N. WEIGGARDER RD. BUITE 201 RNOXVILE, N. 37919 1891 N. 3791 P. 3791

.08 NA. 222002 ERANN MAV/RJM DATE: JAN 19, 2022 REVISONS APR 6, 2022

6721





RIGHT SIDE ELEVATION

SCALE: 1/4"=1"-@"

Plan license for ONE construction only at this site: 6721 Strawberry Plains Pike, Knoxville, TN 37914 Copyright www.houseplans.pro



FRONT ELEVATION

SCALE: 1/4"=1"-@"

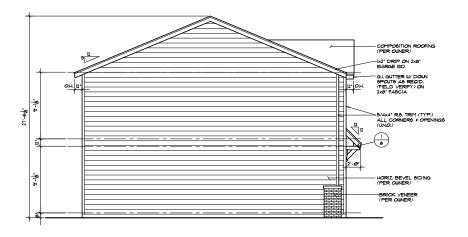
3-H-22-UR 4/1/2022 has ples or indict to as controlled only by to problem. In your of repeatuble, the young to fine the problem of the problem. The young to the problem of the Plan license for ONE construction only at this site: 6721 Strawberry Plains Pike, Knoxville, TN 37914 Copyright www.houseplans.pro houseplans.pro by Bruinier & associates, inc. building designers 503-246-3022



REAR ELEVATION

SCALE: 1/4"=1"-@"

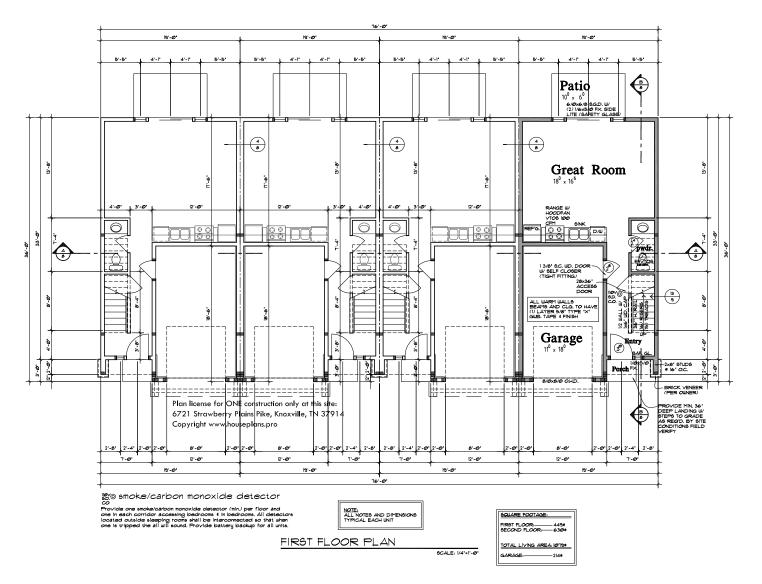
Plan license for ONE construction only at this site: 6721 Strawberry Plains Pike, Knoxville, TN 37914 Copyright www.houseplans.pro



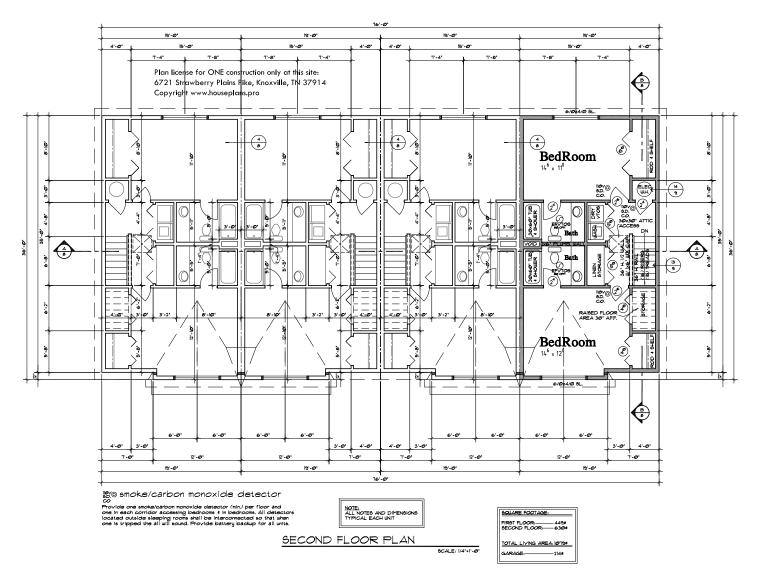
LEFT SIDE ELEVATION

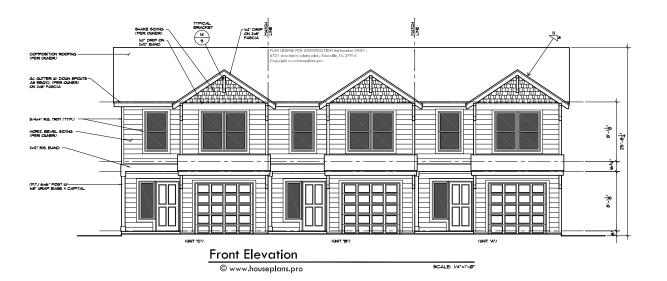
SCALE: 1/4"=1"-@"



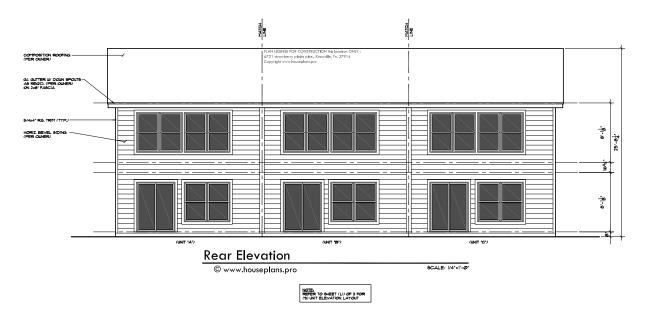


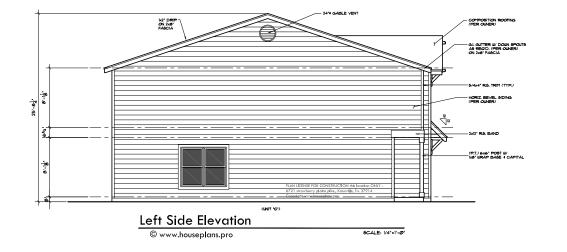






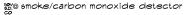
NOTE: REFER TO SHEET (LI) OF 3 FOR (9) UNIT ELEVATION LAYOUT





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оческе вт. БАШ		building designers 503-246-3022	Copyright www.houseplans.pro	WRITEN DMENSIONS ON THESE DRAWINGS SHALL HAVE PS DMENSIONS, CONTRACTORS SHALL VENEY, AND BE RESPONSIBLE
00000		1704 CW BEDTAL BLVD BOBTI AND OBERON 97219		CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF

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Patio 8⁰ x 6⁰

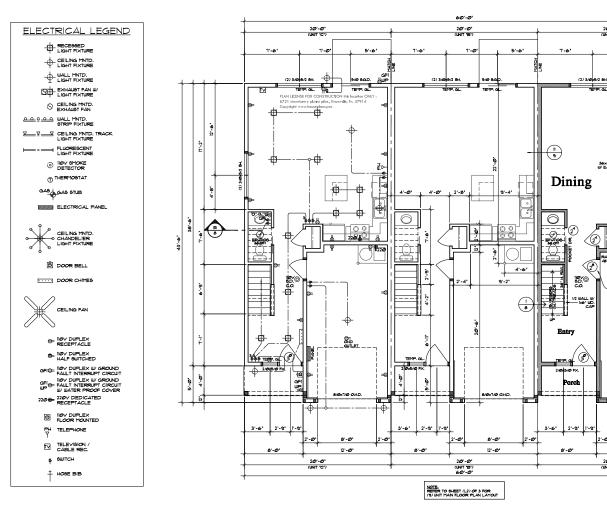
Living 190 x 120

8¹⁰ x 9⁰

Garage

110 x 210

CO
Provide one smoke/carbon monoxide detector (min.) per floor and
one in each corridor accessing bedrooms. 4 in bedrooms. All detectors
located outside sleeping rooms shall be interconnected so that when
one is tripped the all will sound. Provide battery backup for all units.



Main Floor Plan

© www.houseplans.pro 9CALE: 1/4"=1"-@"

NOTE: ALL NOTES AND DIMENSIONS TYPICAL EACH UNIT

3-H-22-UR 4/1/2022

SQUARE FOOTAGE

827 SQ. FT. 1410 SQ. FT.

GARAGE 247 SQ. FT.

% smoke/carbon monoxide detector

(^3)

Mstr. Br. 148 x 126

Bed 2

12'-0'

(2)

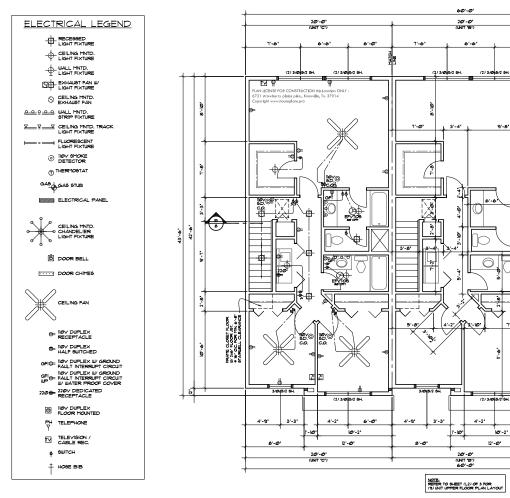
Sit'g.

6' X T

Bed 3 200

90 x 100

CO
Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms 4 in bedrooms, All detectors located outside eleeping rooms shall be interconnected so that then one is tripped the all util sound. Provide battery backup for all units.



Upper Floor Plan

© www.houseplans.pro 9CALE: 1/4"=1"-@"

NOTE: ALL NOTES AND DIMENSIONS TYPICAL EACH UNIT

3-H-22-UR 4/1/2022

SQUARE FOOTAGE

MAIN	583 SQ. FT.
UPPER	827 SQ. FT.
TOTAL	1410 SQ. FT.
CARACE	247 60 ET

GARAGE 247 SQ. FT.



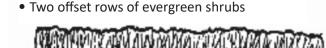
Design Guidelines Landscape Screening

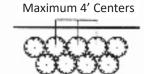
Type "B" Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

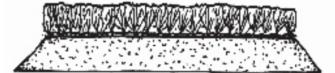
NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

SHRUB HEIGHT Installed: 4 ft. Mature: 6 ft.





SHRUB HEIGHT Installed: 2 ft. Mature: 3 ft. A continuous row of evergreen shrubs on a 3 ft. high earth berm

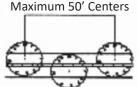


Maximum 3' Centers

 \bullet A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines

TREE HEIGHT Installed: 8 ft. Mature: 15 ft.

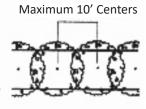




• One row of evergreen trees with branches touching the ground

TREE HEIGHT Installed: 8 ft. Mature: 20 ft.





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INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



Planning Sector

Development Request

Planning KNOXVILLE I KNOX COUNTY	DEVELOPMENT ■ Development Plan ■ Planned Development □ Use on Review / Special Use □ Hillside Protection COA	SUBDIV Conc Final	ept Plan	ZONING Plan Amendment SP OYP Rezoning
Land Development Solutions	s / E J Baksa		Engin	eer
Applicant Name			Affiliati	on
1/24/22	3/10/22			File Number(s)
Date Filed	Meeting Date (if applicable)		3-H-	22-UR
CORRESPONDENCE AL	l correspondence related to this application	should be dire	ected to the ap	proved contact listed below.
■ Applicant ☐ Property Owne	r 🗌 Option Holder 🔲 Project Survey	or I Engine	eer 🗆 Archi	tect/Landscape Architect
E J (Rusty) Baksa	Land	d Developm	ent Solution	s
Name	Comp	any		
310-K Simmons Rd	Kno	xville	TN	37922
Address	City		State	ZIP
865-671-2281	rbaksa@ldstn.com			
Phone	Email			
CURRENT PROPERTY INFO				
Eddie D & C Investments LLC	1416 Hopewell Rd	, Knoxville, 1	ΓN 37920	865-770-2517
Property Owner Name (if different	Property Owner Addres	s		Property Owner Phone
6721 Strawberry Plains Pike		Map 084	Parcel 49.0	1
Property Address		Parcel ID		
KUB	KUB			N
Sewer Provider	Water Provider			Septic (Y/N
STAFF USE ONLY				
Northwest side of Strawberry	Plains Pk, across from its intersection v	vith Wayland	l Rd. 7	.9 ac
General Location		•	Tract Si	
8th	DD up to 12 du/oc	Cinala	family rasida	ncoc
☐ City ☐ County ☐ District	PR up to 12 du/ac Zoning District		family reside Land Use	lices
East County	MDR/O			n Growth Boundary

Sector Plan Land Use Classification

Growth Policy Plan Designation

Accepted by MMP

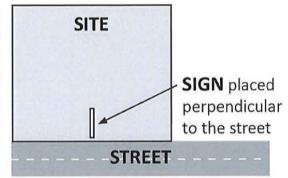
DEVELOPMENT REQUEST					
■ Residential □ Non-Residential				Related C	ity Permit Number(s)
Home Occupation (specify)					
Other (specify)					
SUBDIVISION REQUEST					
				Related R	lezoning File Number
Proposed Subdivision Name					
Unit / Phase Number	els Divide Parcel Total	Number of Lots 0	Created		
☐ Other (specify)					
☐ Attachments / Additional Requirements					
ZONING REQUEST					
□ 7				Pendin	g Plat File Number
Zoning Change Proposed Zoning					
☐ Plan Amendment Change		<u> </u>			
Proposed Pla	an Designation(s)				
Proposed Density (units/acre)	Previous Rezoning Requests	5			
☐ Other (specify)					
STAFF USE ONLY					
PLAT TYPE		Fee 1			Total
☐ Staff Review ☐ Planning Commission	on	405	\$1,300.0	00	\$1,300.00
ATTACHMENTS		Fee 2			_
	Variance Request	00 (00)A-A-20	7		
ADDITIONAL REQUIREMENTS Design Plan Certification (Final Plat)					
☐ Use on Review / Special Use (Concept Plane)	an)	Fee 3			
☐ Traffic Impact Study			1		
☐ COA Checklist (Hillside Protection)					
AUTHORIZATION					
E J Baksa, Jr. Digitally signed by E J Baksa, Jr. Date: 2022.01.24 12:08:43-05	Land Developm	ent Solutions /	E J Baksa	1/2	4/22
Applicant Signature	Please Print			Date	
865-671-2281	rbaksa@ldstn.co	om			
Phone Number	Email				
Douglas Eddie	Doug Eddie			1/2	4/22
Property Owner Signature	Please Print			Date 1/2	.5/2022 swm



Sign Posting & Removal Requirement

Revised April 2021

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

(applicant or staff to post sign)	(applicant to remove sign)
Applicant Name: <u>Land Developmen</u>	
Date: 01/25/2022	Sign posted by Staff
File Number: 3-H-22-UR	Sign posted by Applicant