



USE ON REVIEW REPORT

▶ **FILE #:** 7-D-22-UR

AGENDA ITEM #: 37

AGENDA DATE: 7/14/2022

▶ **APPLICANT:** DANIEL LEVY (ARCHITECT)

OWNER(S): Walker Springs Company

TAX ID NUMBER: 119 L A 00119

[View map on KGIS](#)

JURISDICTION: County 3rd

STREET ADDRESS: 0 Walker Springs Rd.

▶ **LOCATION:** East side of Walker Springs Rd, southwest side of N Gallaher View Rd

▶ **APPX. SIZE OF TRACT:** 18.15 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Walker Spring Road, a minor arterial street with a center turn lane and a 75-ft pavement width within a 112-ft right-of-way; and via N. Gallaher View Road, a minor arterial street with a turn lane and a 67-ft width within a 100-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PR (Planned Residential) & F (Floodway)

▶ **EXISTING LAND USE:** AgForVac

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

DENSITY PROPOSED: 23 du/ac

HISTORY OF ZONING: The property was rezoned from CA to PR up to 23 du/ac in May 2022 (4-K-22-RZ)

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant -- CA (General Business) & RN-6 (Multi-Family Residential Neighborhood)

South: Agricultural/forestry/vacant, public-quasi public land & commercial -- C-R-2 (Regional Commercial) & CA (General Business)

East: Multi-family residential, hotel (under construction) & office -- RN-6 (Multi-Family Residential Neighborhood) & OP (Office Park)

West: Agricultural/forestry/vacant -- CA (General Business)

NEIGHBORHOOD CONTEXT: The area has multiple access points to nearby Interstate 40/ 75 and approximately a 1/4 mile away from the KAT "superstop" on Walbrook Drive. The parcel is adjacent to a Walmart Supercenter and Sam's Club, and it neighbors several multi-family developments. The Ten Mile Creek Greenway runs through the subject property.

STAFF RECOMMENDATION:

► **Approve the development plan for a multi-dwelling development with up to 318 dwelling units and a peripheral setback reduction to 25 ft along the Gallaher View Road frontage, subject to 7 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works and City of Knoxville Department of Engineering.
- 3) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 4) Provide a detailed landscaping plan for review and approval by Planning staff during permitting. The landscaping shall be consistent with the proposed landscape plan on sheet L1.
- 5) Providing a concrete pad for a bus stop shelter on the Gallaher View Road and Walker Springs Road frontages in coordination and compliance with the requirements of Knoxville Area Transit.
- 6) Implementing the recommendations of The Rowan Transportation Impact Study (AJAX Engineering, 6/13/2022), as revised and approved by Planning and Knox County Engineering and Public Works staff (see Exhibit B).
- 7) Verifying during permitting that the subject lot has a minimum of 13.82 acres zoned PR (Planned Residential) up to 23 du/ac to support the requested 318 dwelling units.

COMMENTS:

SUMMARY

This proposal is for a 318-unit apartment complex on a proposed 14.579-acre lot (see Final Plat 7-SB-22-F – Agenda item # 44). The entire parcel is 18.661 acres and was rezoned from CA (General Business) to PR (Planned Residential) up to 23 du/ac in May 2022 (4-K-22-RZ). Only 13.82 acres of the subject site is zoned PR. The remaining .76 acres of the site are zoned F (Floodway) and cannot be counted toward the acreage when calculating the maximum density allowed. The amenities for the development include shared work/meeting spaces, a pool, fitness center, pickleball court, and dog park. KAT has requested a concrete pad for a bus stop on each frontage, with the details to be worked out during permitting.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 23 du/ac:

- a) The PR zone allows multi-dwelling development (apartments) as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 23 du/ac. The subject site has 13.82 acres zoned PR, which is 23 du/ac. If it is determined during permitting that the subject lot has less than 13.82 acres zoned PR, then additional PR zoned acreage must be added to the subject lot, or the number of dwelling units must be reduced to conform with the maximum density. An additional 4.082 acres zoned PR up to 23 du/ac on the southeast side of the Ten Mile Creek is available for future development. A portion of that property is zoned F (Floodway), so not all of the acreage can be used for density.
- c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. The proposed maximum height is 4-stories and 48 feet to the roof line. This does not include the parapet wall and stair/elevator towers. See the attached plan for more details.
- d) The peripheral setback applies to all lot lines except the southeast lot line adjacent to the remaining portion of the PR district. The applicant requests a 25 ft peripheral setback along the Gallaher View Road frontage. All other peripheral setbacks will be 35 ft. The requested 25 ft setback along Gallaher View Road is for only a small portion of a building. It will not adversely impact the sense of open space between the development and the public realm.

F (Floodway):

- a) The F zone does not allow residential uses, so this acreage cannot be used toward the allowed density for this site.
- b) Approximately .76 acres of the subject site is zoned F (Floodway).

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Protect the natural drainage systems associated with floodways and floodplains (Policy 7.5) – The development is within the 100- and 500-year FEMA floodplain, however, the property owner was previously permitted to fill a portion of the floodplain (see Exhibit A, Flood Study Map). The proposed development does not increase the area of fill.

- b) Provide trees and minimize impervious surfaces when developing parking lots (Policy 7.7) – The development includes trees in the parking lot and around the foundation of the buildings.
- c) Develop land use patterns and infrastructure that encourage trip reduction (Policy 7.12) – The subject property is located along a transit route and near the Walbrook “Superstop”.
- d) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The proposed height will not adversely impact existing neighborhoods because it is surrounded by commercial properties and 5-lane roads.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 24 du/ac in the County if the property is located within ¼ mile of transit service with sidewalk connections to the transit service. The property has transit service on both road frontages and has sidewalk connections to the nearby KAT “superstop” adjacent to the Walmart property.
- b) The property is partially within the SP (Stream Protection) land use classification. The property owner developed a floor study to permit filling the site, which is already complete.

4) Knoxville – Farragut – Knox County Growth Policy Plan

- a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

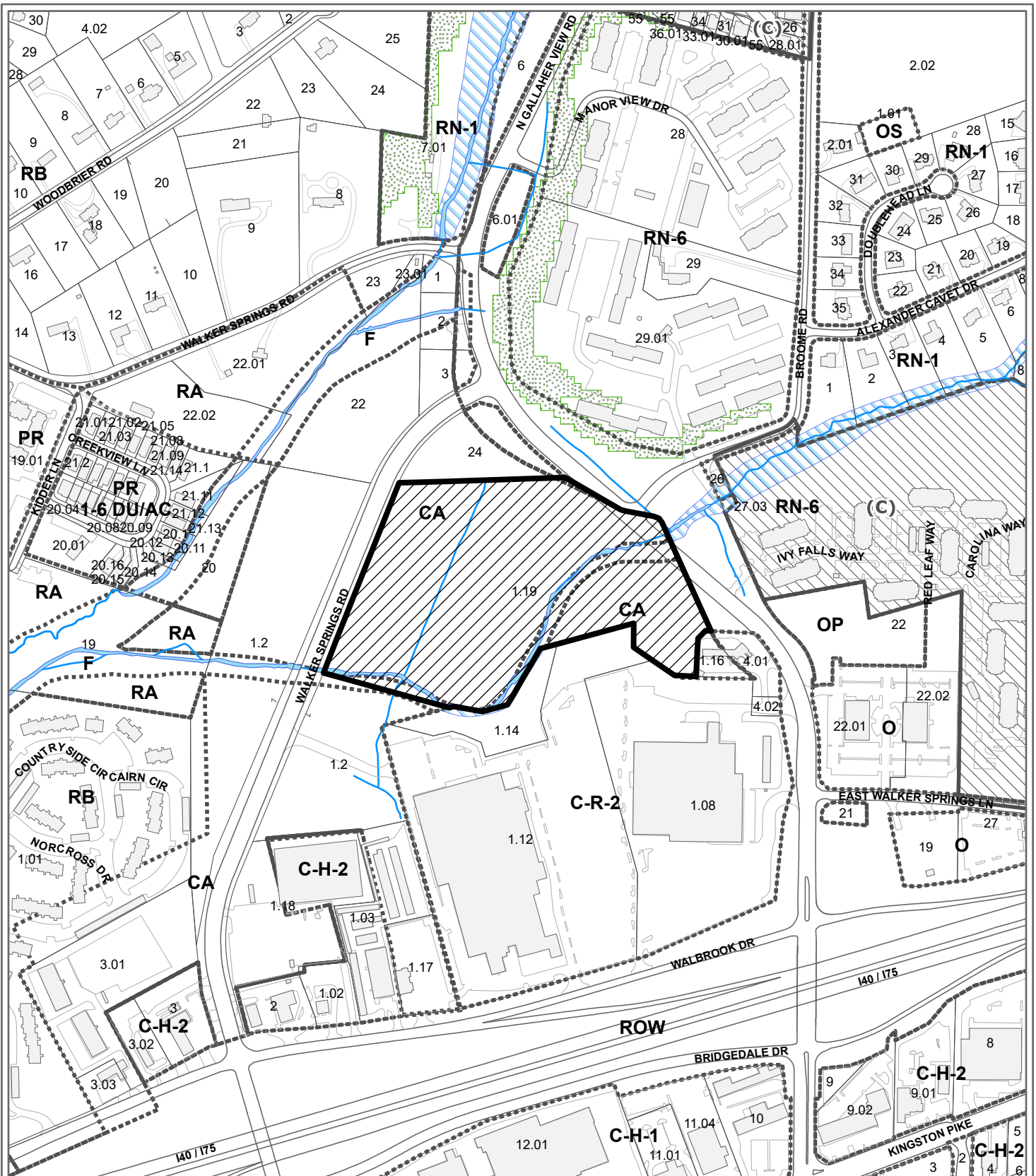
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 27 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Bearden Middle, and Bearden High.

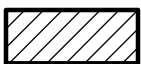
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

Knoxville- Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to a court of competent jurisdiction. The date of the court hearing will depend on when the appeal application is filed.



**7-D-22-UR
USE ON REVIEW**

Petitioner: Levy, Daniel

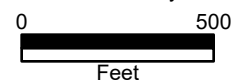


Multi-dwelling development in PR (Planned Residential)

Original Print Date: 6/16/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 119
 Jurisdiction: County



Revisions:

Date:	Description:
05/24/22	Staff Comments
07/09/22	Staff Comments

Planning Documents

The Rowan

Cedar Bluff, Tennessee
File # 7-D-22-UR

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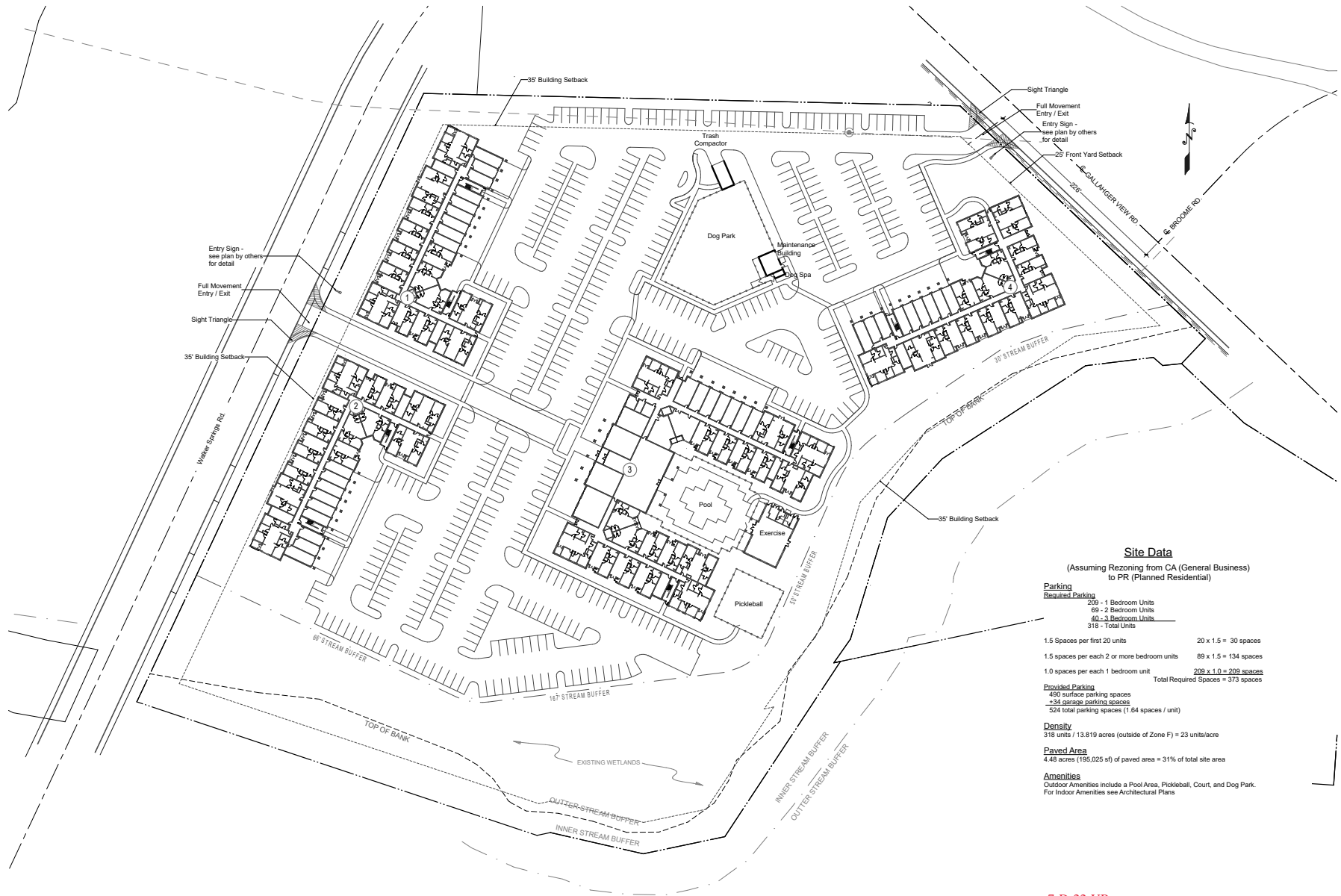
Sheet Title:
Site Plan

Date:
05/31/2022

Sheet Number:

S1

NOT RELEASED FOR CONSTRUCTION



Site Data

(Assuming Rezoning from CA (General Business) to PR (Planned Residential))

Parking	209 - 1 Bedroom Units	89 - 2 Bedroom Units	40 - 3 Bedroom Units	318 - Total Units
Required Parking	209	178	120	507
Provided Parking	450	34	34	518

1.5 Spaces per first 20 units 20 x 1.5 = 30 spaces
 1.5 spaces per each 2 or more bedroom units 89 x 1.5 = 134 spaces
 1.0 spaces per each 1 bedroom unit 209 x 1.0 = 209 spaces
 Total Required Spaces = 373 spaces

Provided Parking
 450 surface parking spaces
 +34 garage parking spaces
 524 total parking spaces (1.64 spaces / unit)

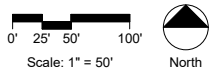
Density
 318 units / 13.819 acres (outside of Zone F) = 23 units/acre

Paved Area
 4.48 acres (195,025 sf) of paved area = 31% of total site area

Amenities
 Outdoor Amenities include a Pool Area, Pickleball, Court, and Dog Park.
 For Indoor Amenities see Architectural Plans

7-D-22-UR
 Revised: 7/5/2022

Note: Signage will meet requirements of Section 3.90 of the Knox County Zoning Ordinance



Revisions:

Date:	Description:

Planning Documents

The Rowan

Revised: 6/28/2022
Cedar Bluff, Tennessee
File # 7-D-22-UR

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Sheet Title:
Code Compliance
Landscape Plan

Date:
05/31/2022

Sheet Number:

L1

NOT RELEASED FOR CONSTRUCTION

Foundation Landscape for Buildings 1,2 & 4
Total linear footage of building - 750 lf
750 lf x 60% = 450 lf of required planting area

450 lf / 3 = 150 shrubs required
450 lf / 50 = 9 shade trees required or
18 ornamental trees required
60% of landscape area required to be planted
with live groundcover, perennials,
or ornamental grasses

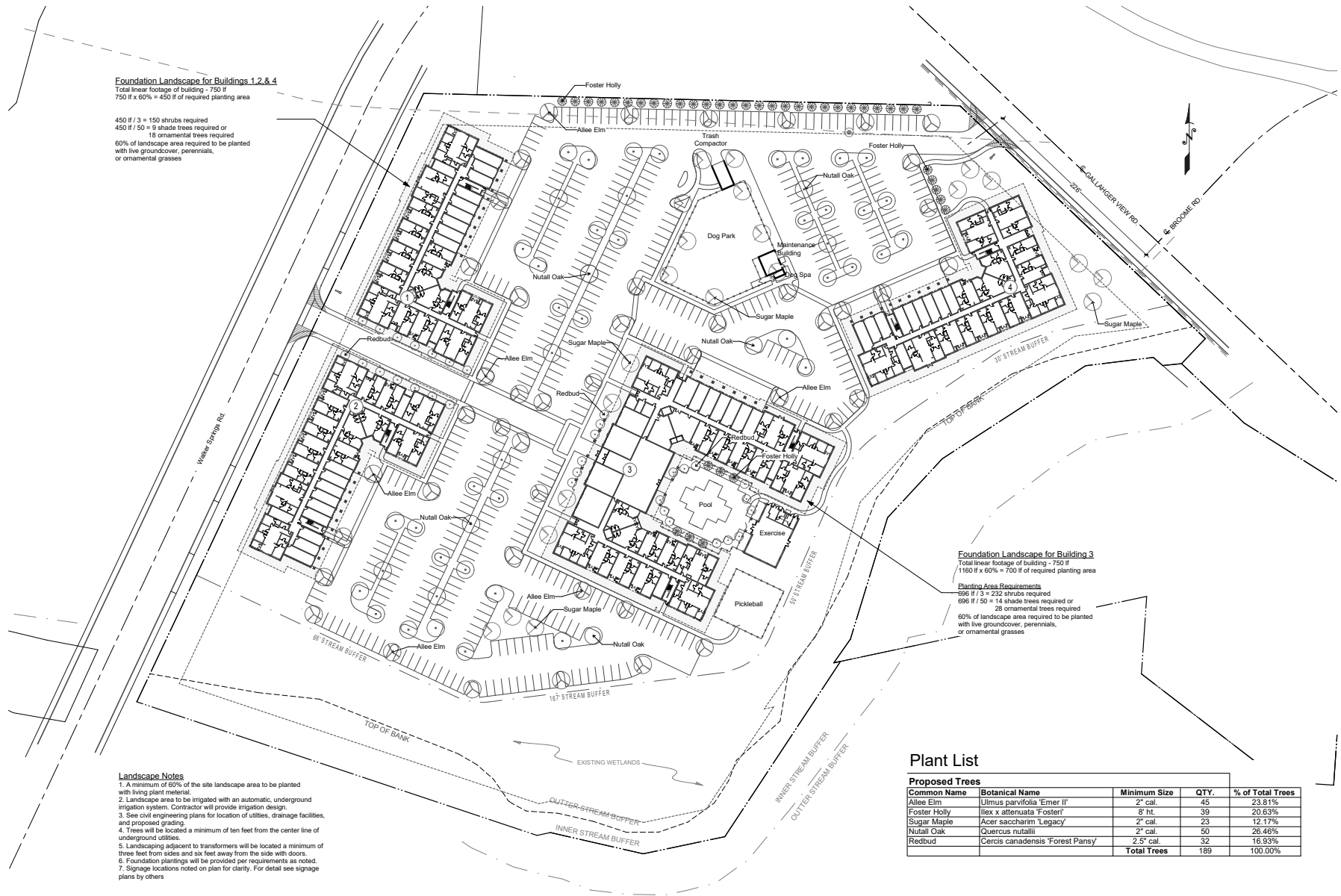
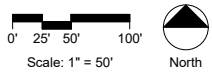
Foundation Landscape for Building 3
Total linear footage of building - 750 lf
1180 lf x 60% = 700 lf of required planting area

Planting Area Requirements
696 lf / 3 = 232 shrubs required
696 lf / 50 = 14 shade trees required or
28 ornamental trees required
60% of landscape area required to be planted
with live groundcover, perennials,
or ornamental grasses

Landscape Notes
1. A minimum of 60% of the site landscape area to be planted with living plant material.
2. Landscape area to be irrigated with an automatic, underground irrigation system. Contractor will provide irrigation design.
3. See civil engineering plans for location of utilities, drainage facilities, and proposed grading.
4. Trees will be located a minimum of ten feet from the center line of underground utilities.
5. Landscaping adjacent to transformers will be located a minimum of three feet from sides and six feet away from the sides with doors.
6. Foundation plantings will be provided per requirements as noted.
7. Signage locations noted on plan for clarity. For detail see signage plans by others

Plant List

Proposed Trees				
Common Name	Botanical Name	Minimum Size	QTY.	% of Total Trees
Allele Elm	Ulmus parvifolia 'Emer II'	2" cal.	45	23.81%
Foster Holly	Ilex x attenuata 'Fosteri'	8' ht.	39	20.63%
Sugar Maple	Acer saccharum 'Legacy'	2" cal.	23	12.17%
Nuttall Oak	Quercus nuttallii	2" cal.	50	26.46%
Redbud	Cercis canadensis 'Forest Pansy'	2.5" cal.	32	16.93%
Total Trees			189	100.00%



Revisions:

Date:	Description:
05/24/22	Staff Comments

Planning Documents

The Rowan

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Cedar Bluff, Tennessee
File # 7-D-22-UR

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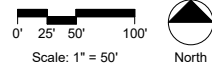
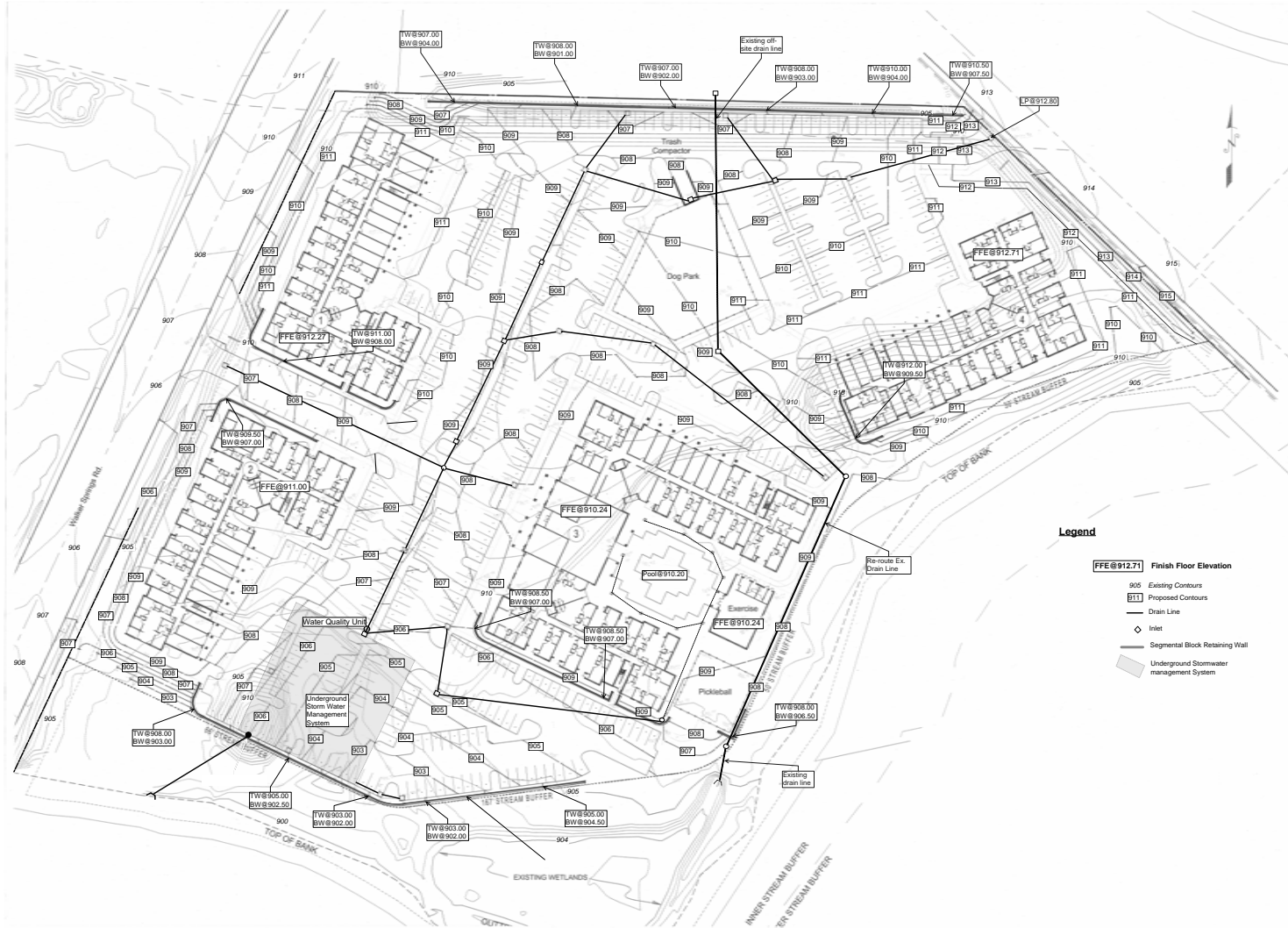
Sheet Title:
Drainage Plan

Date:
05/31/2022

Sheet Number:

D1

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UNIT MATRIX

BLDG A (U-SHAPED BLDG)
 NUMBER OF BLDGS (1)

UNIT COUNT BY TYPE

1BR'S	74
2BR'S	24
3BR'S	16
TOTAL	114

UNIT COUNT BY LEVEL

LEVEL 1	18 UNITS, 7 GARAGES
LEVEL 2	32 UNITS
LEVEL 3	32 UNITS
LEVEL 4	32 UNITS

AREA

36,380 SF PER FLOOR	
TOTAL	145,520 SF

BLDG B (I-SHAPED BLDG)
 NUMBER OF BLDGS (3)

UNIT COUNT BY TYPE

1BR'S	45 (135 IN 3 BLDGS)
2BR'S	15 (45 IN 3 BLDGS)
3BR'S	8 (24 IN 3 BLDGS)
TOTAL	68 (204 IN 3 BLDGS)

UNIT COUNT BY LEVEL

LEVEL 1	14 UNITS, 9 GARAGES
LEVEL 2	18 UNITS
LEVEL 3	18 UNITS
LEVEL 4	18 UNITS

AREA

16,511 SF PER FLOOR	
TOTAL	76,044 SF

(3) BLDGS 234,132 SF

UNITS PER SITE

1BR'S	209
2BR'S	69
3BR'S	40
TOTAL	318

UNIT MATRIX

 1 BEDROOM
 2 BEDROOM
 3 BEDROOM
 FITNESS
 GARAGE
 LEASING AND AMENITIES
 MAIL



1 LEVEL 1 - ANNOTATION PLAN - BLDG 3
 3/32" = 1'-0"

7-D-22-UR
 Revised: 7/5/2022

Drawing Set

USE ON REVIEW
 FILE #: 7-D-22-UR

Project Information

THE ROWAN
 META REAL ESTATE PARTNERS

0 WALKER SPRINGS RD,
 KNOXVILLE, TN

Code Information

Type of Const.: V-A
 Occupancy Class: R-2

Fire Protection Systems:

Smoke Alarm
 NFPA 101
 ASHRAE
 UL Rated Assemblies
 Shop drawings will be submitted for all fire protection systems.

Drawing Information

Revisions

No.	Description	Date
1	STAFF COMMENTS	06.28.22

Project Number 22029
 Issue Date 05.26.2022
 Drawn By Author
 Checked By DML
 Scale 3/32" = 1'-0"
 LEVEL 1 - BLDG 3

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Revised: 6/28/2022

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Type of Const.: V-A	
Occupancy Class: R-2	
Fire Protection Systems:	
Smoke Alarm	
NFPA 101	
ASHRAE	
U.L. Rated Assemblies	
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Drawing Information		
Revisions		
No.	Description	Date
1	STAFF COMMENTS	06/28/22
Project Number		2209
Issue Date		05/26/2022
Drawn By	Author	
Checked By	DML	
Scale	3/32" = 1'-0"	
LEVEL 2 - BLDG 3		



UNIT MATRIX

 1 BEDROOM
 2 BEDROOM
 3 BEDROOM

1 LEVEL 2 - ANNOTATION PLAN - BLDG 3
 3/32" = 1'-0"

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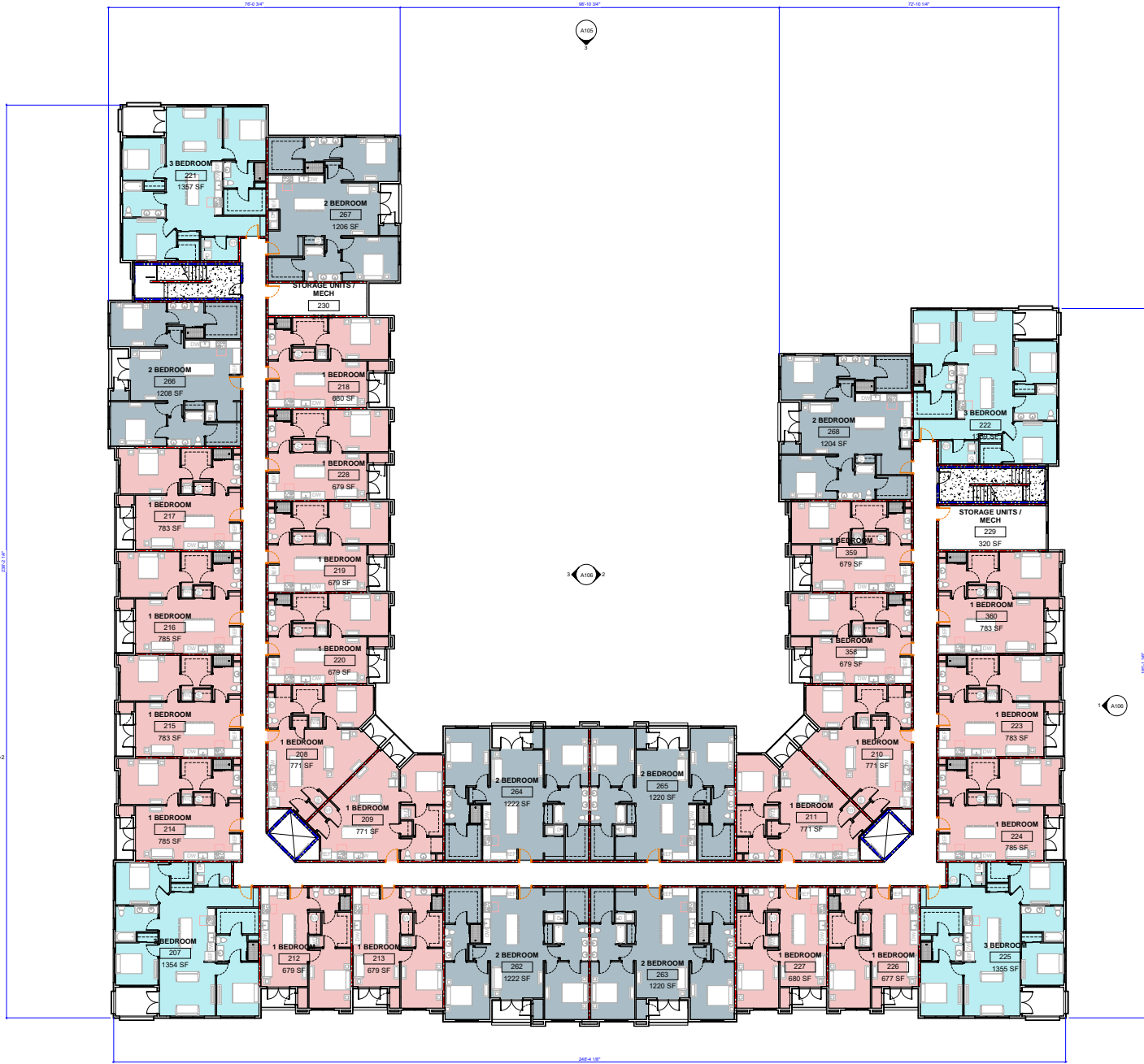
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Revised: 6/28/2022

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0 WALKER SPRINGS RD, KNOXVILLE, TN	
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Type of Const.: V-A	
Occupancy Class: R-2	
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Smoke Alarm	
NFPA 101	
ASHRAE	
UL Rated Assemblies	
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No.	Description	Date
1	STAFF COMMENTS	06.28.22
Project Number	2209	
Issue Date	05.26.2022	
Drawn By	Author	
Checked By	DML	
Scale	3/32" = 1'-0"	
LEVEL 3 - BLDG. 3		



UNIT MATRIX

■	1 BEDROOM
■	2 BEDROOM
■	3 BEDROOM

1 LEVEL 3 - ANNOTATION PLAN - BLDG 3
 3/32" = 1'-0"

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Revised: 6/28/2022

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THE ROWAN
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 9 WALKER SPRINGS RD,
 KNOXVILLE, TN

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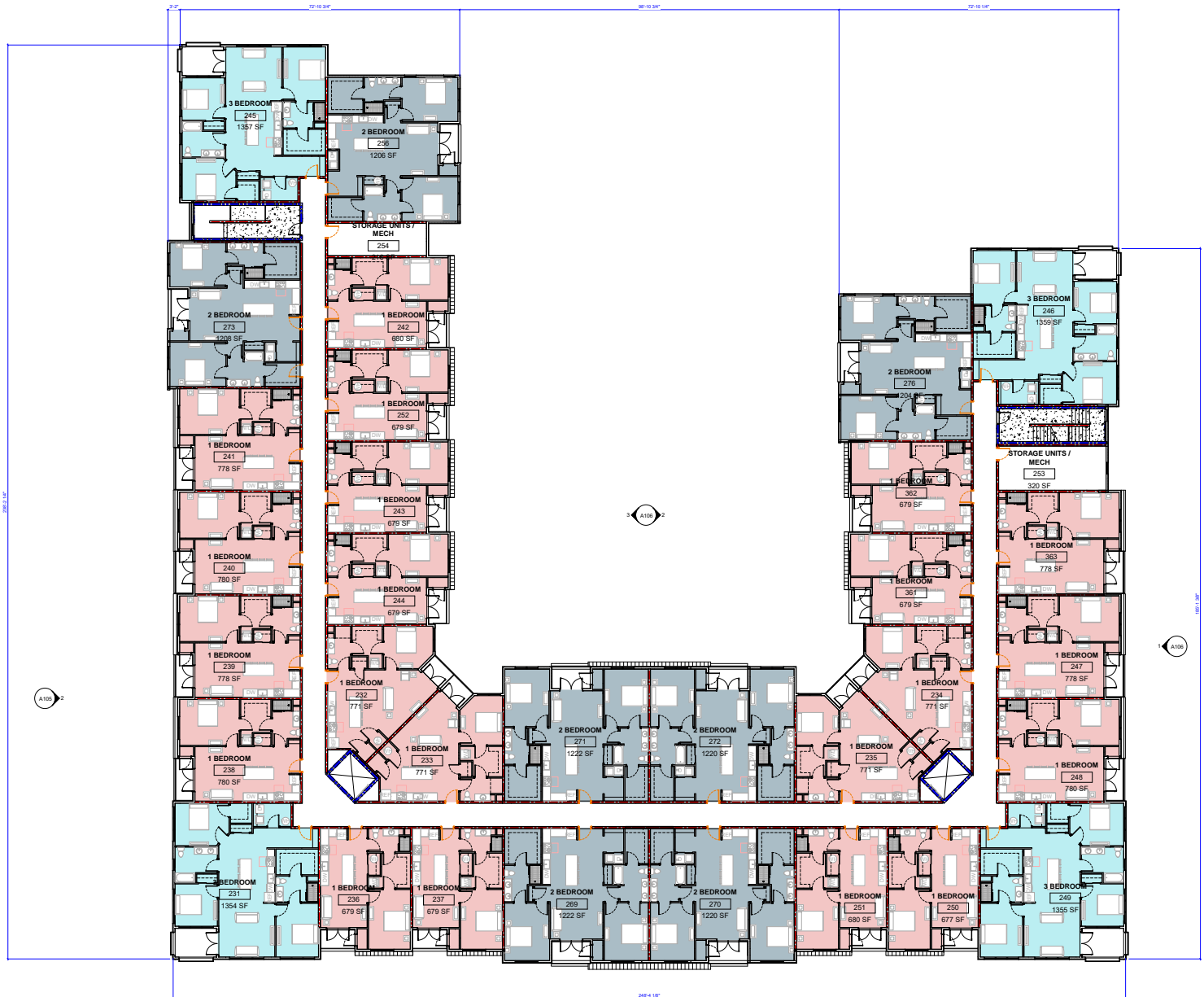
Drawn By Author

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Scale 3/32" = 1'-0"

LEVEL 4 - BLDG 3

A104



1 LEVEL 4 - ANNOTATION PLAN - BLDG 3
 3/32" = 1'-0"

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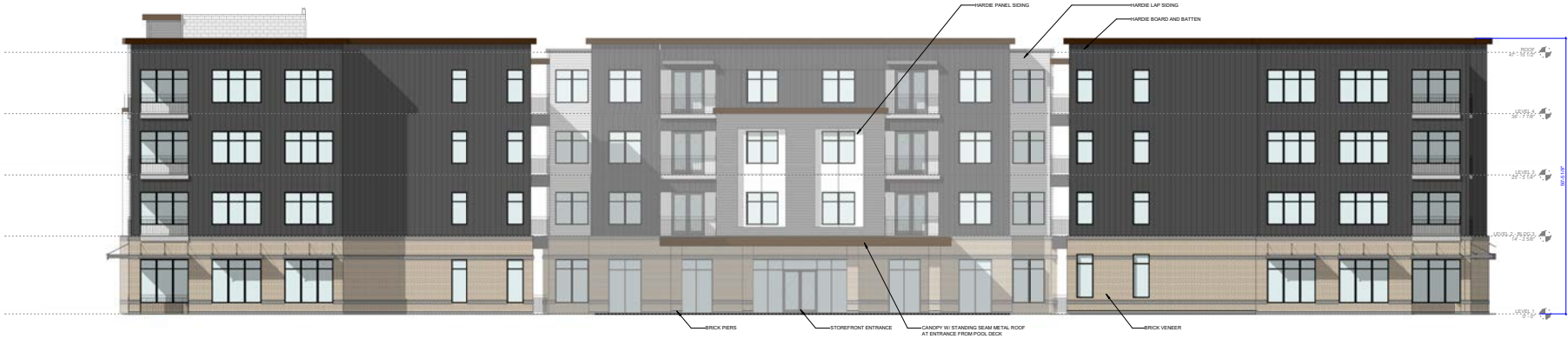
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Drawing Information

Revisions		
No.	Description	Date
1	STAFF COMMENTS	06/28/22

Project Number 22029
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 Drawn By Author
 Checked By DML
 Scale 1/8" = 1'-0"
 BUILDING 3 ELEVATIONS



3 BLDG 3 - REAR ELEVATION
 1/8" = 1'-0"



2 BLDG 3 - LEFT SIDE ELEVATION
 1/8" = 1'-0"



1 BLDG 3 - FRONT ELEVATION
 1/8" = 1'-0"

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③ BLDG 3 - COURTYARD ELEV. 3
 1/8" = 1'-0"



② BLDG 3 - COURTYARD ELEV. 1
 1/8" = 1'-0"



① BLDG 3 - RIGHT SIDE ELEVATION
 1/8" = 1'-0"

Revisions		
No.	Description	Date
1	STAFF COMMENTS	06.28.22

Project Number: 2209
 Issue Date: 05.26.2022

Drawn By: _____ Author
 Checked By: DML
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 BUILDING 3 ELEVATIONS

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Revised: 6/28/2022

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Drawn By Author

Checked By DML

Scale

3D PERSPECTIVES



3D REPRESENTATIONS ARE ARTISTIC IN NATURE AND ARE ONLY USED FOR GENERAL DESIGN INTENT. REFER TO ELEVATIONS, SECTIONS, AND DETAILS FOR MATERIAL LOCATIONS, TYPES, AND EXTENTS. SEE CIVIL DRAWINGS FOR ACCURATE GRADING.

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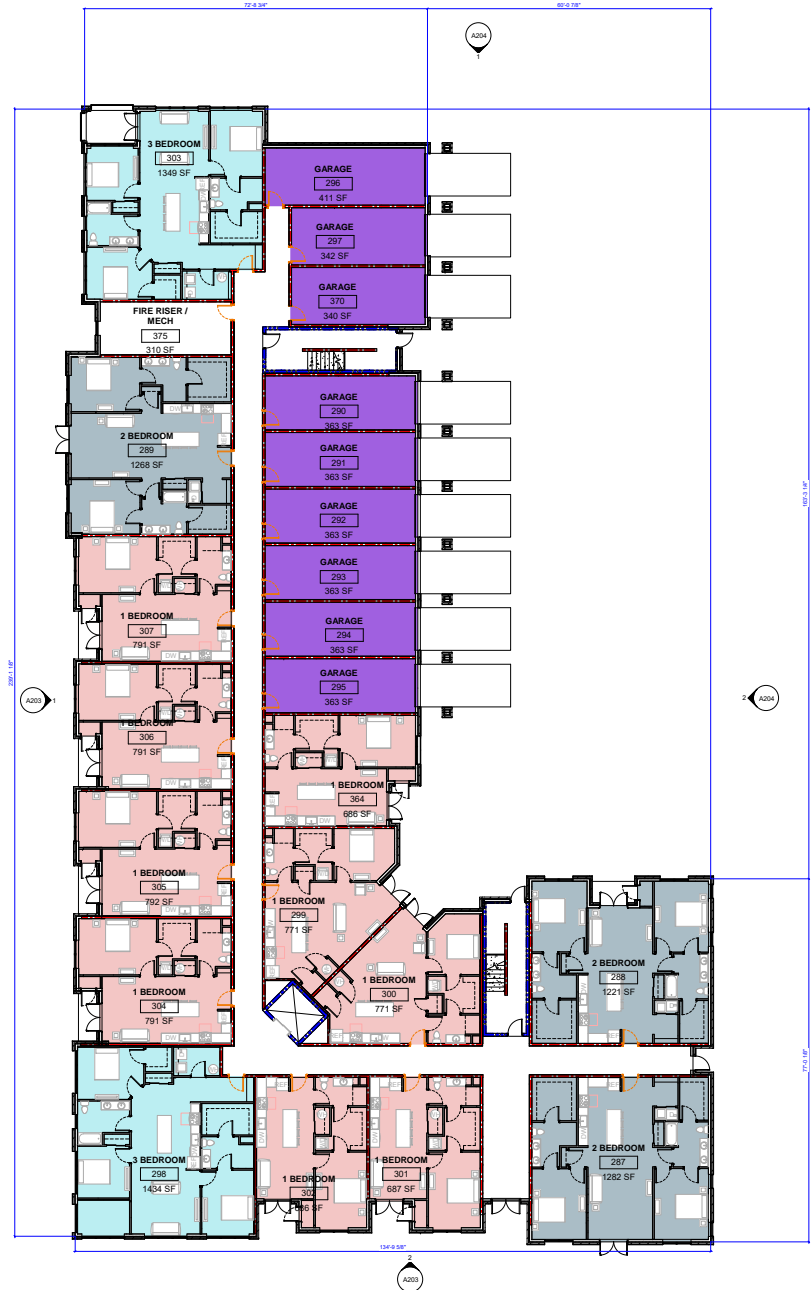
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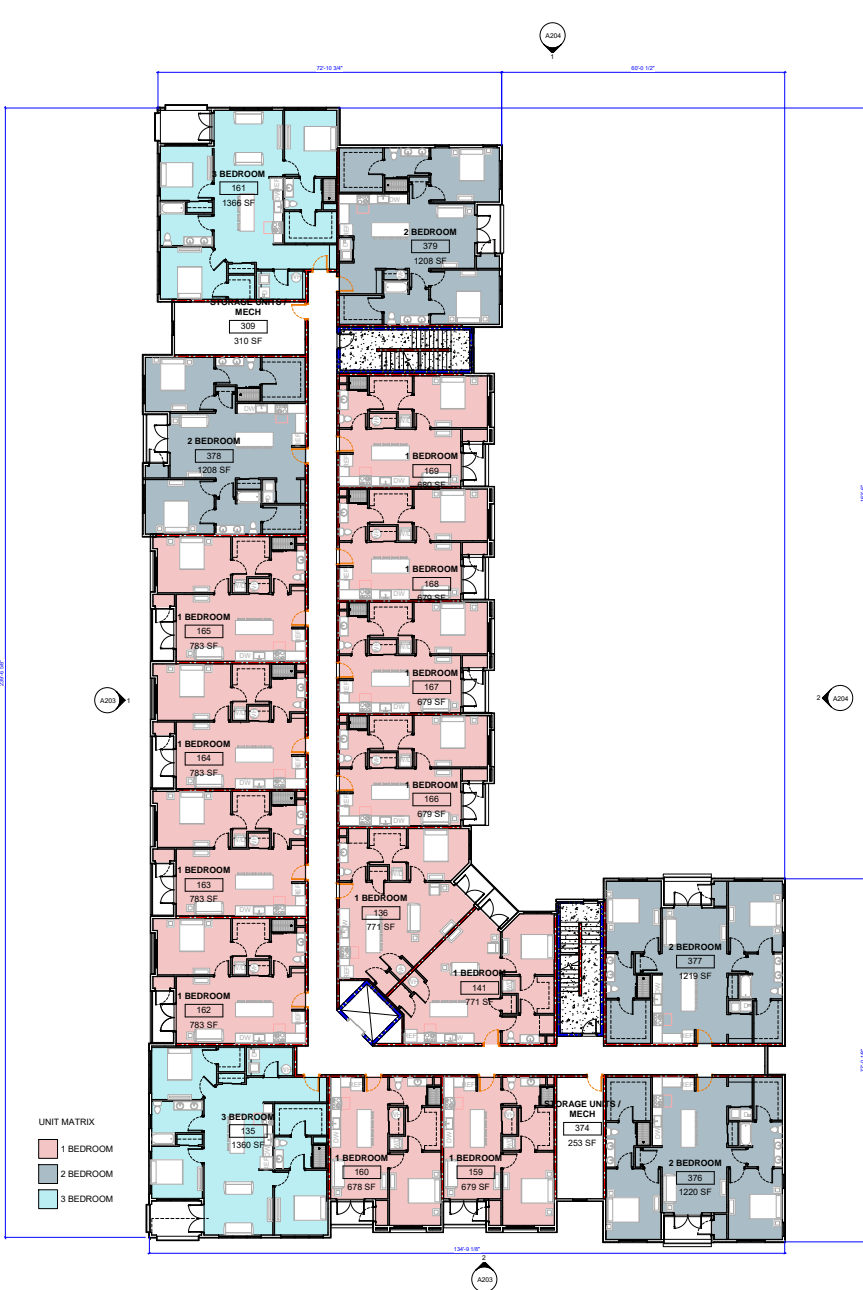
Scale 3/32" = 1'-0"

LEVEL 1 & 2 - BLDG. 1,2 & 4



- UNIT MATRIX
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM
 - GARAGE

① LEVEL 1 - ANNOTATION PLAN - BLDG 1, 2, & 4
 3/32" = 1'-0"



- UNIT MATRIX
- 1 BEDROOM
 - 2 BEDROOM
 - 3 BEDROOM

② LEVEL 2 - ANNOTATION PLAN - BLDG 1, 2, & 4
 3/32" = 1'-0"

NOT FOR CONSTRUCTION

Seal
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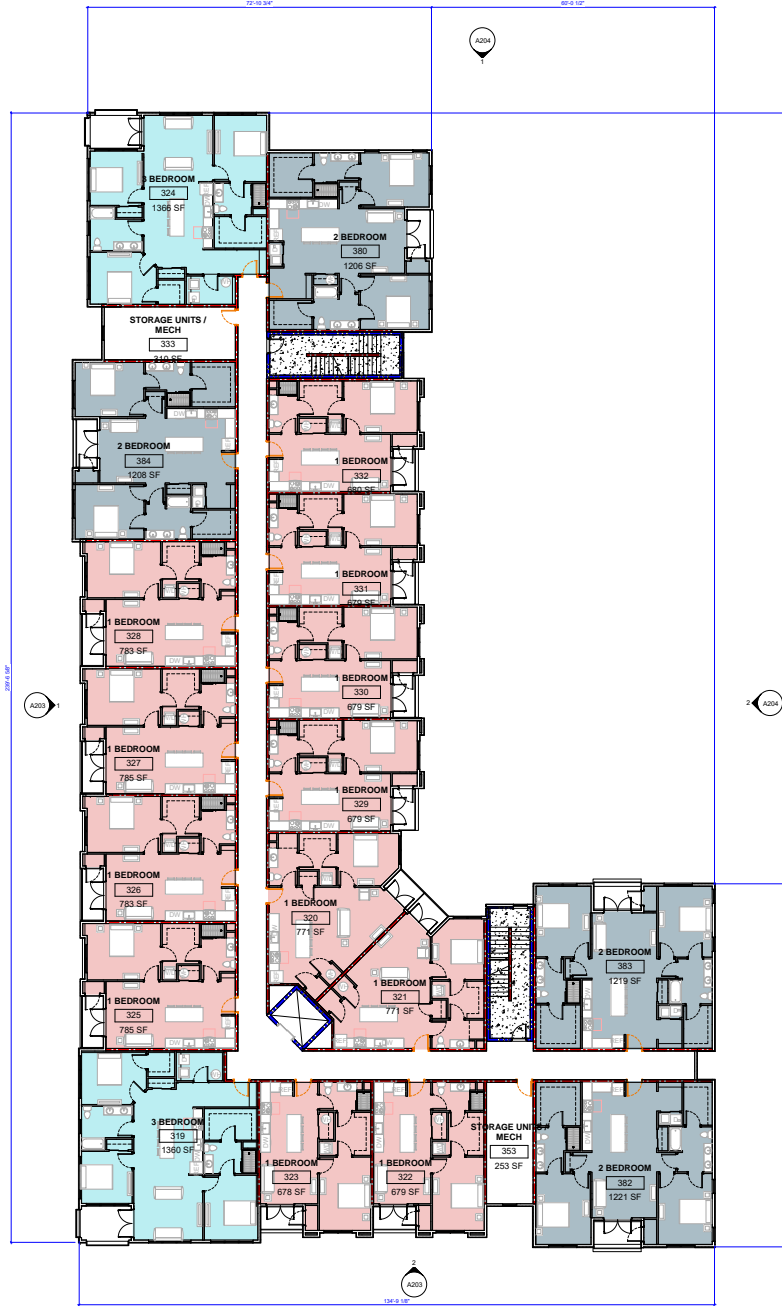
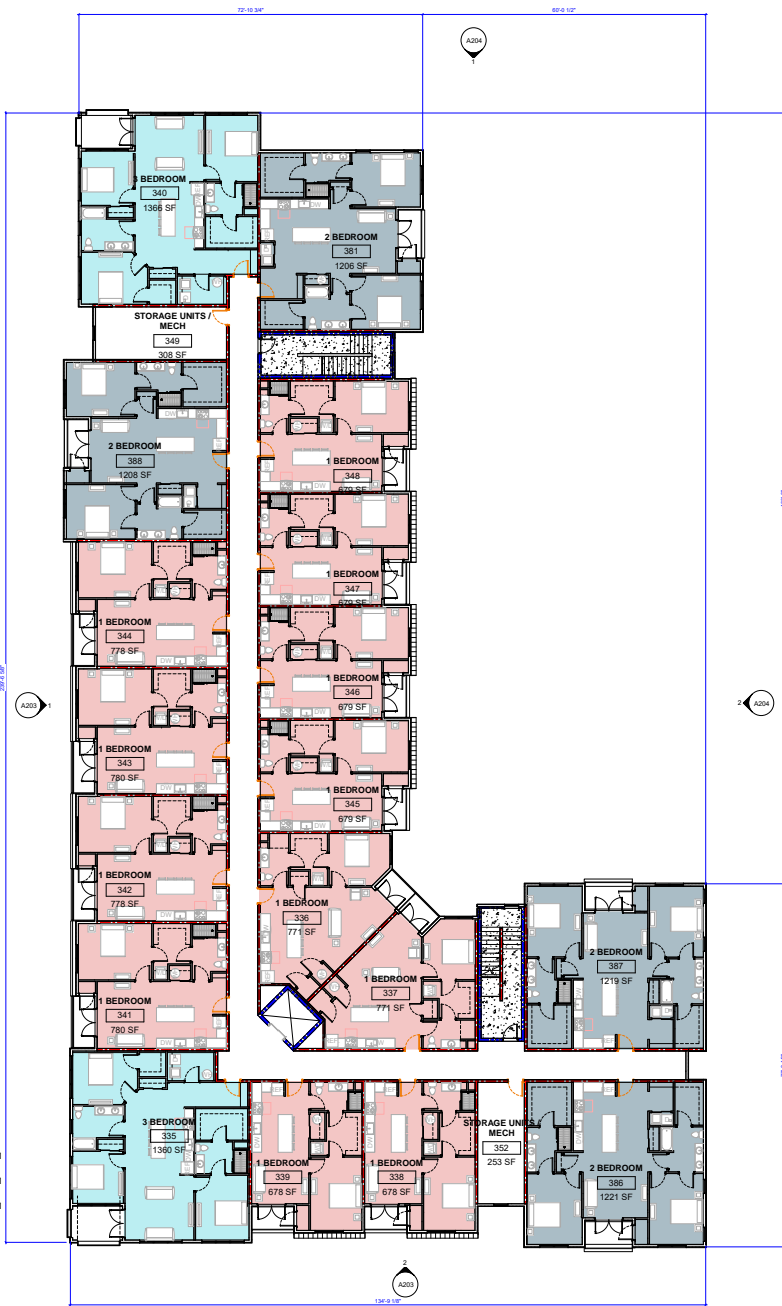
Revised: 6/28/2022

Drawing Set
USE ON REVIEW
FILE #: 7-D-22-UR

Project Information	
THE ROWAN	
META REAL ESTATE PARTNERS	
0 WALKER SPRINGS RD, KNOXVILLE, TN	
Code Information	
Type of Const.: V-A	
Occupancy Class: R-2	
Fire Protection Systems:	
Smoke Alarm	
NFPA 101	
ASHRAE	
UL Rated Assemblies	
Shop drawings will be submitted for all fire protection systems.	

Drawing Information

Revisions		
No.	Description	Date
1	STAFF COMMENTS	06/28/22
Project Number	2209	
Issue Date	05.25.2022	
Drawn By	Author	
Checked By	DML	
Scale	3/32" = 1'-0"	
LEVEL 3 & 4 - BLDG. 1,2 & 4		



2 LEVEL 4 - ANNOTATION PLAN - BLDG 1,2,&4-2
3/32" = 1'-0"

1 LEVEL 3 - ANNOTATION PLAN - BLDG 1,2 & 4
3/32" = 1'-0"



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Revised: 6/28/2022

Drawing Set
USE ON REVIEW
FILE #: 7-D-22-UR

Project Information

THE ROWAN
 META REAL ESTATE PARTNERS
 0 WALKER SPRINGS RD,
 KNOXVILLE, TN

Code Information

Type of Const.: V-A
 Occupancy Class: R-2

Fire Protection Systems:

Smoke Alarm
 NFPA 101
 ASHRAE
 U.L. Rated Assemblies
 Shop drawings will be submitted
 for all fire protection systems.

Drawing Information

Revisions

No.	Description	Date
1	STAFF COMMENTS	06.28.22

Project Number 2209

Issue Date 05.26.2022

Drawn By Author

Checked By DML

Scale 1/8" = 1'-0"

BUILDING 1, 2, & 4 ELEVATIONS

A203



1 BLDG 1, 2, & 4 - ELEVATION 2
 1/8" = 1'-0"



2 BLDG 1, 2, & 4 - ELEVATION 1
 1/8" = 1'-0"

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Revised: 6/28/2022

Drawing Set
USE ON REVIEW
FILE #: 7-D-22-UR

Project Information
THE ROWAN
META REAL ESTATE PARTNERS
0 WALKER SPRINGS RD, KNOXVILLE, TN
Code Information
Type of Const.: V-A
Occupancy Class: R-2
Fire Protection Systems:
Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
Shop drawings will be submitted for all fire protection systems.



② BLDG 1,2, & 4 - ELEVATION 4
 1/8" = 1'-0"



① BLDG 1,2, & 4 - ELEVATION 3
 1/8" = 1'-0"

Drawing Information		
Revisions		
No.	Description	Date
1	STAFF COMMENTS	06/28/22
Project Number	2209	
Issue Date	05.26.2022	
Drawn By	RWC	
Checked By	DML	
Scale	1/8" = 1'-0"	
BUILDING 1,2, & 4 ELEVATIONS		

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Revised: 6/28/2022

Drawing Set
USE ON REVIEW
 FILE #: 7-D-22-UR

Project Information
 THE ROWAN
 META REAL ESTATE PARTNERS
 0 WALKER SPRINGS RD,
 KNOXVILLE, TN

Code Information
 Type of Const.: V-A
 Occupancy Class: R-2

Fire Protection Systems:
 Smoke Alarm
 NFPA 101
 ASHRAE
 U.L. Rated Assemblies
 Shop drawings will be submitted for all fire protection systems.

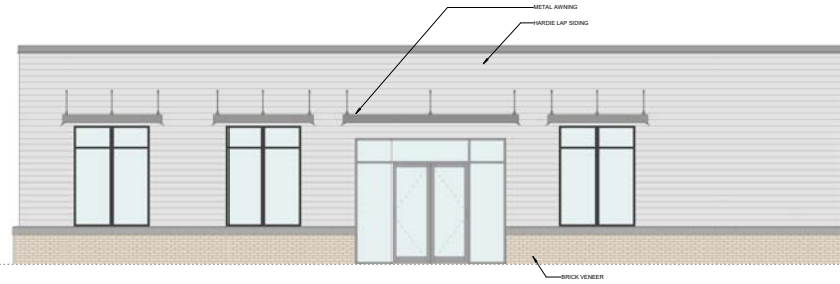
Drawing Information

Revisions

No.	Description	Date
1	STAFF COMMENTS	06.28.22

Project Number: 22029
 Issue Date: 05.26.2022
 Drawn By: Author
 Checked By: DML
 Scale: 1/4" = 1'-0"
 EXERCISE BLDG

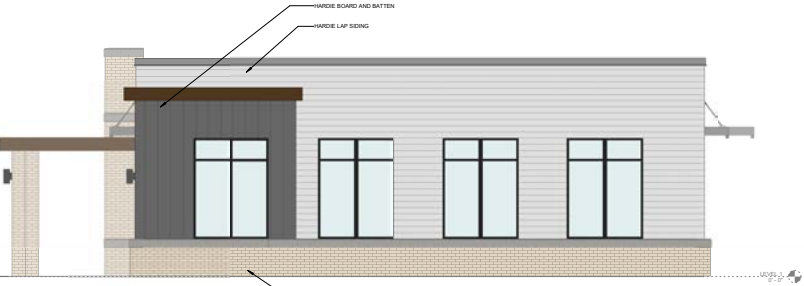
A301



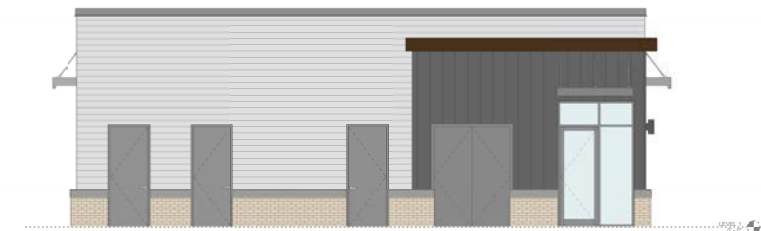
5 EXERCISE BLDG - REAR ELEVATION
 1/4" = 1'-0"



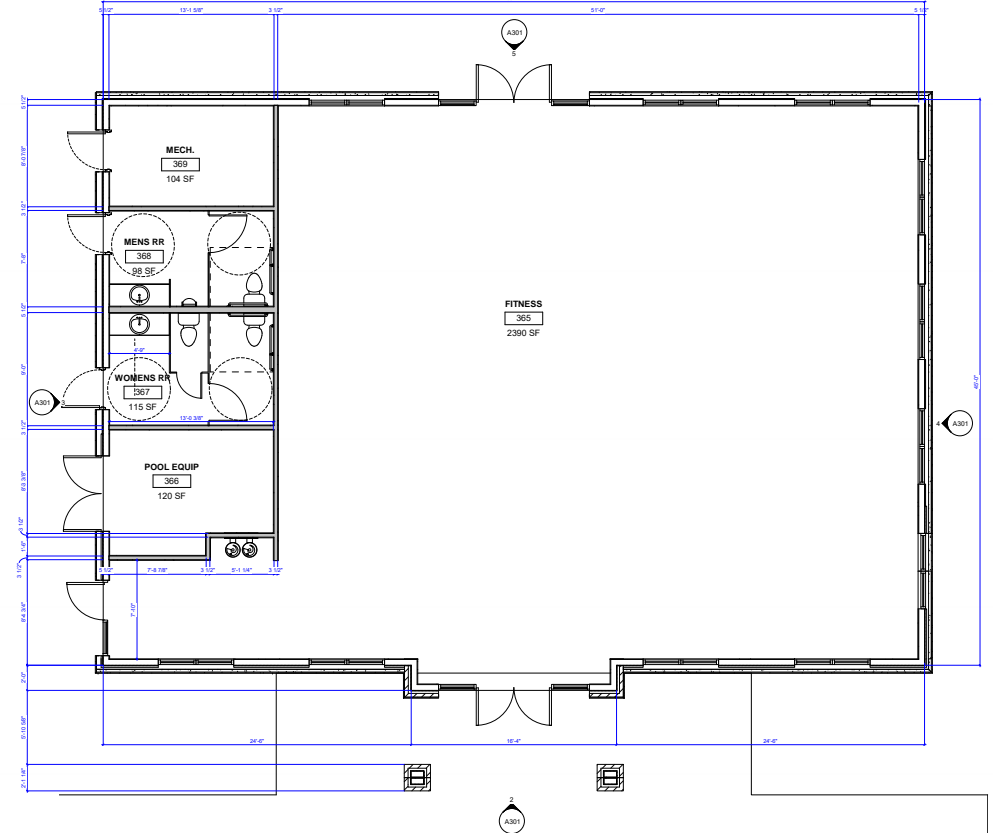
2 EXERCISE BLDG - FRONT ELEVATION
 1/4" = 1'-0"



4 EXERCISE BLDG - RIGHT SIDE ELEVATION
 1/4" = 1'-0"



3 EXERCISE BLDG - LEFT SIDE ELEVATION
 1/4" = 1'-0"



1 EXERCISE BLDG
 1/4" = 1'-0"

NOTE: SIGNAGE WILL MEET THE REQUIREMENTS OF SECTION 3.90 (SIGNS, BILLBOARDS, AND OTHER ADVERTISING STRUCTURES) OF THE KNOX COUNTY ZONING ORDINANCE.

NOT FOR CONSTRUCTION

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Revised: 6/28/2022

Drawing Set
USE ON REVIEW
FILE #: 7-D-22-UR

Project Information
THE ROWAN
META REAL ESTATE PARTNERS

0 WALKER SPRINGS RD,
KNOXVILLE, TN

Code Information
Type of Const.: V-A
Occupancy Class: R-2

Fire Protection Systems:
Smoke Alarm
NFPA 101
ASHRAE
UL Rated Assemblies
Shop drawings will be submitted for all fire protection systems.

Drawing Information

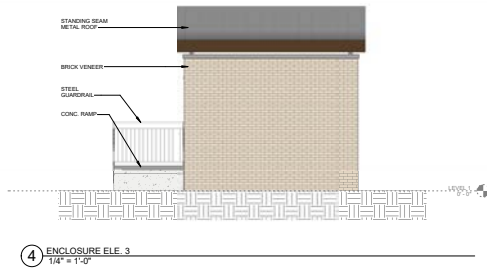
Revisions		
No.	Description	Date
1	STAFF COMMENTS	06.28.22

Project Number: 22029
Issue Date: 05.26.2022
Drawn By: Author
Checked By: DML
Scale: 1/4" = 1'-0"
SITE DETAILS

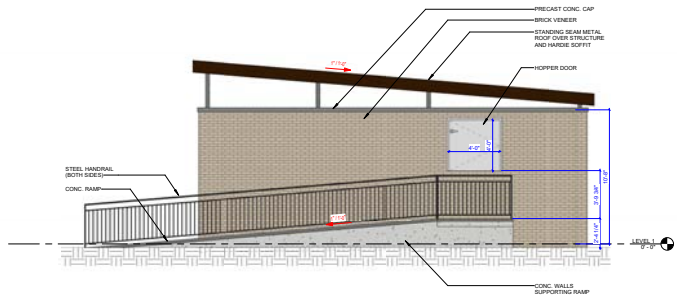
A302



MONUMENT SIGNAGE CONCEPT



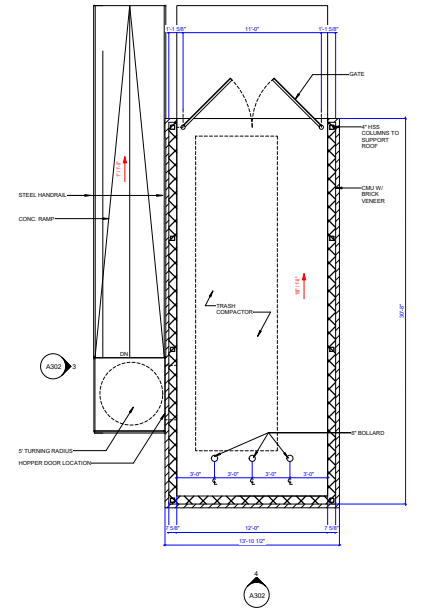
4 ENCLOSURE ELE. 3
1/4" = 1'-0"



3 ENCLOSURE ELE. 2
1/4" = 1'-0"

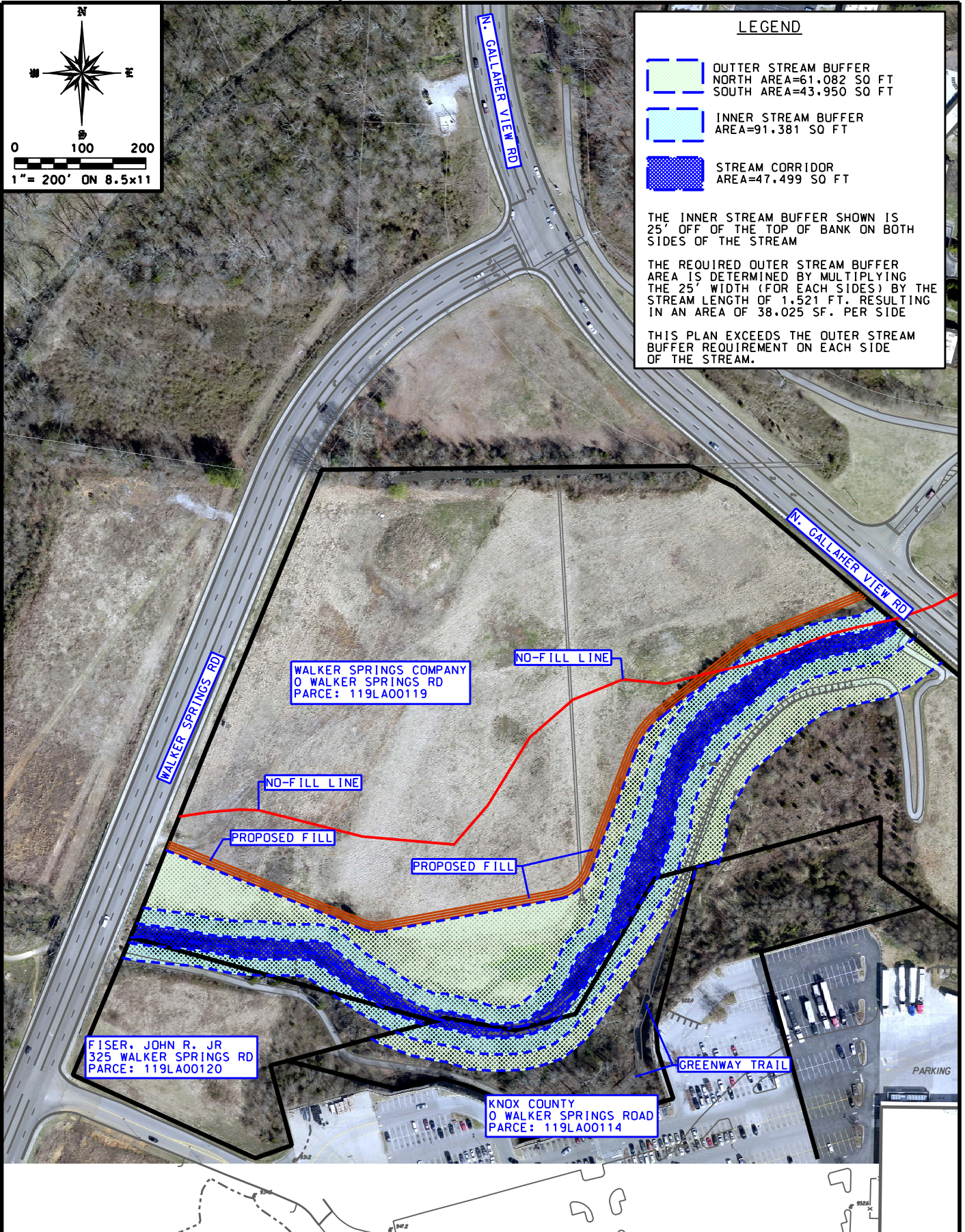


2 ENCLOSURE ELE. 1
1/4" = 1'-0"



1 LEVEL 1 - COMPACTOR ENCLOSURE PLAN
1/4" = 1'-0"

Exhibit A. 7-D-22-UR Flood Study Map



PREPARED BY:



SILVUS ENGINEERING CONSULTING
 NATHAN SILVUS, P. E.
 1815 NANTASKET ROAD
 KNOXVILLE, TN 37922
 865.414.0524

PROJECT:

FLOOD STUDY - WALKER SPRINGS FILL WEST HILLS TRIBUTARY TO TEN MILE CREEK

0 WALKER SPRINGS ROAD, KNOXVILLE, TN 37909
 PARCEL ID: 119-LA00119 APPROX 18.15 ACRES

PREPARED FOR:

THE WALKER SPRINGS COMPANY AND FISER, INC.
 4334 PAPERMILL ROAD, KNOXVILLE, TN 37909

PANEL:

03

**PROPOSED
 BUFFERS**

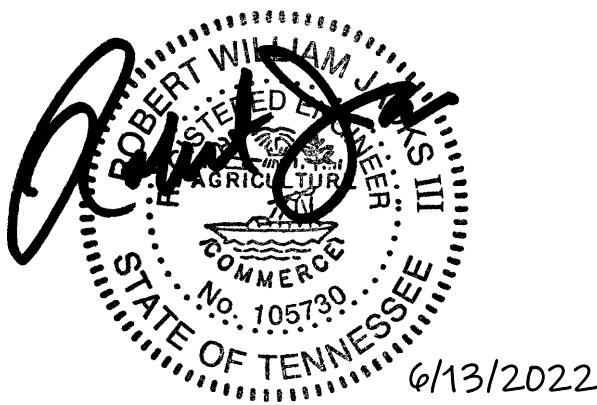


Transportation Impact Study The Rowan Knox County, Tennessee



Revised June 2022

Prepared for:
Fiser, Inc.
132 Sherlake Lane
Knoxville, TN 37922



7-D-22-UR
TIS Version 2
6/13/2022

CONCLUSIONS & RECOMMENDATIONS

The following is an overview of recommendations to minimize the transportation impacts of the proposed The Rowan development on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



N Gallaher View Road at Walker Springs Road: The 2026 projected level of service calculations for the signalized intersection of N Gallaher View Road at Walker Springs Road resulted in low to average vehicle delays during the AM and PM peak hours using the existing signal timing. Based on the study analyses and review, no specific recommendations are proposed for this intersection.



N Gallaher View Road and Walker Springs Road at Proposed East Entrance and West Entrance: The results of the 2026 projected level of service calculations for the Proposed East and West Entrances intersections at N Gallaher View Road at Walker Springs Road were determined to be relatively low with respect to vehicle delays. The construction of right-turn lanes for entering traffic is not warranted at either entrance. A single exiting lane will be sufficient at both proposed entrances. Entering left-turns into the development will be adequately served by the existing two-way left-turn lanes in the center of N Gallaher View Road and Walker Springs Road.

- 2a) It is recommended that Stop Signs (R1-1) be installed, and 24" white stop bars be applied to the proposed entrance approaches at N Gallaher View Road and Walker Springs Road. The stop bars should be applied a minimum of 4 feet away from the edge of the intersecting roadway and placed at the desired stopping point that maximizes the sight distance.
- 2b) Sight distances at the proposed entrance approaches must not be impacted by future landscaping, signage, or vegetation. Based on a posted speed limit of 40-mph on N Gallaher View Road and Walker Springs Road, the desirable ISD is 500 feet looking in each direction at each entrance. The required SSD is calculated to be 300 feet looking to the north and 305 feet to the south at the Proposed East Entrance. The required SSD is calculated to be 310 feet looking to the north and 295 feet to the south at the Proposed West Entrance. A visual inspection determined that the intersection and stopping sight distances are available. The site designer must ensure that these sight distances are accounted for and provided in the design plans.

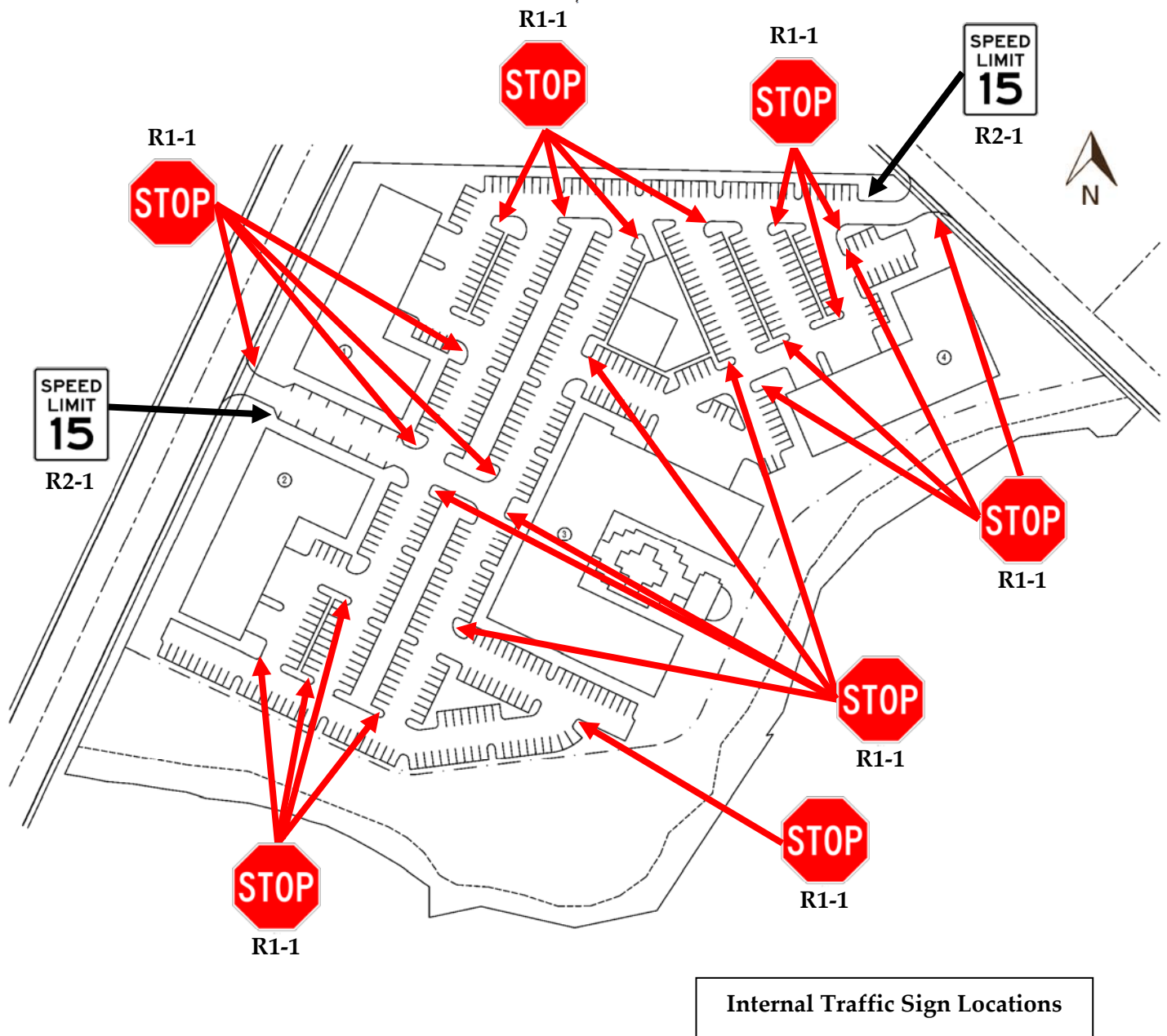
- 2c) The City of Knoxville requires specific corner clearance distances between intersecting streets. The intersection of N Gallaher View Road at the Proposed East Entrance will be within the City's boundary. The Proposed East Entrance will be a private driveway and located 235 feet away from Broome Road. This distance is greater than the required City of Knoxville spacing requirement of 150 feet.

Furthermore, based on the calculations provided from the Synchro software, the projected 2026 AM and PM peak hour volumes turning left from N Gallaher View Road in the TWLTL at the Proposed East Entrance will have limited vehicle queues and should not interfere with the traffic operations to the southeast at the intersection of N Gallaher View Road at Broome Road. As shown in the reports produced from the Synchro software, the maximum 95th percentile queue length for this left-turn movement in the TWLTL occurs in the PM peak hour and is calculated to be 7.5 feet.



The Rowan Internal Drives/Parking Lot Aisleways: The current layout plan shows two entrance driveways with several parking lot aisleways constructed for the development, as shown in Figure 3.

- 3a) A 15-mph Speed Limit Sign (R2-1) is recommended to be posted near the beginning of the development entrance driveways off N Gallaher View Road and Walker Springs Road. Since the entrance driveways will not be public roads, a posted speed limit of less than 25-mph is acceptable.
- 3b) Stop Signs (R1-1) with 24" white stop bars and other traffic signage are recommended to be installed at the internal locations, as shown below:



- 3c) Sight distance at the new internal intersections must not be impacted by signage, parked cars, or future landscaping. With a speed limit of 15-mph in the development, the internal intersection sight distance is 170 feet. The required stopping sight distance is 80 feet for a level road grade. The site designer should ensure that internal sight distance lengths are met.

- 3d) With long and straight internal parking lot aisleways, it is recommended that speed humps or tables be considered to reduce internal traffic speeds in the development. Alternatively, parking lot islands could be extended toward the aisleways. Extending the parking lot islands a few feet would narrow the aisleway widths and reduce the available driving surface. A narrower aisleway design would reduce driver comfort and internal vehicle speeds.

It is not expected that the construction of the development will lead to cut-thru traffic between N Gallaher View Road and Walker Springs Road. It is expected that the existing roadways will provide greater access control with fewer potential impediments and will dissuade outside motorists to cut-thru The Rowan development. The travel route required to and from N Gallaher View Road and Walker Springs Road via The Rowan internal aisleways will require longer travel times due to the lack of access control, including residents backing out of their parking spots and pedestrian activity. Other cut-thru traffic impediments include the recommended internal Stop Signs (R1-1) and potential speed humps or tables.

- 3e) All drainage grates and covers for the residential development must be pedestrian and bicycle safe.

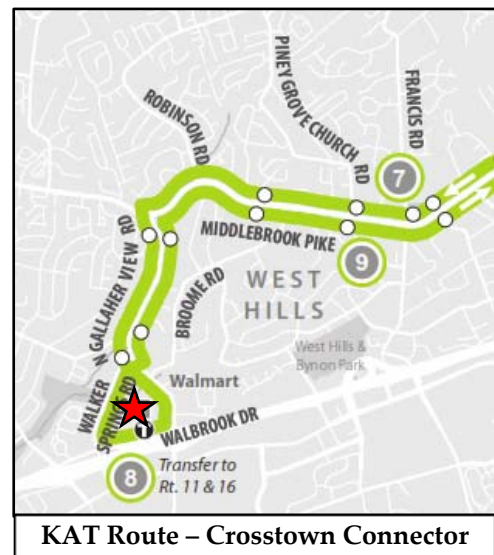
- 3f) Internal sidewalks are proposed throughout the development. The internal sidewalk system should connect to the existing external sidewalk system provided on N Gallaher View Road and Walker Springs Road. Sidewalks should have appropriate ADA-compliant ramps at intersection corners, and the internal sidewalks are recommended to be 5 feet minimum in width to meet Knox County regulations. White crosswalks should be marked on the road pavement internally where pedestrians are expected to cross.

- 3g) As shown in Figure 3, twelve parallel parking spaces are proposed adjacent to the Proposed West Entrance, with six on each side of the entrance driveway. The site design

at the Proposed West Entrance also shows approximately 50 feet between the beginning of the parallel parking spaces and Walker Springs Road. The Synchro software capacity calculations in the projected 2026 conditions included 95th percentile vehicle queue length results. The 95th percentile vehicle queue is the recognized measurement in the traffic engineering profession as the design standard used when considering queue lengths. A 95th percentile vehicle queue length means 95% certainty that the vehicle queue will not extend beyond that point. At the Proposed West Entrance, the 95th percentile queue length in the 2026 projected conditions was calculated to be 0.3 vehicles in the AM peak hour and 0.4 vehicles in the PM peak hour for exiting vehicles. These values are shown in the capacity calculation worksheets in Appendix F. Assuming a standard passenger vehicle length of 25 feet, this would correspond to queue lengths of 7.5 feet in the AM peak hour and 10 feet in the PM peak hour. These lengths indicate that the site design showing approximately 50 feet of separation would be sufficient.

However, to provide a factor of safety to ensure that entering vehicles are not impeded, or backups spill onto Walker Spring Road at the Proposed West Entrance, it is recommended that the first pair of parallel parking spaces off Walker Springs Road be removed from the site design. This removal would result in a spacing of 70 feet between Walker Springs Road and the beginning of the parallel parking spaces along the Proposed West Entrance driveway. This change would result in a total of ten parallel parking spaces at the driveway entrance. It should be recognized that providing this extra spacing would be beneficial due to the greater complexity of parallel parking maneuvers and the associated additional time to park and would allow for at least two passenger vehicles to queue between the parallel parking spaces and Walker Springs Road.

- 3h) Transit availability is near the development site. The closest bus stop is approximately ¼ mile to the northwest near the N Gallaher View Road at Walker Springs Road intersection. It is unknown if the developer of The Rowan is interested in potentially utilizing this existing transit system for future residents of the complex. According to discussions with KAT, if desired, a new bus stop could be feasible on the west side of the development along Walker



Springs Road, where the KAT route, “Crosstown Connector”, currently exists. A new bus stop at this location would carry passengers toward Middlebrook Pike and further destinations to the east on the route.

With a KAT route available nearby, a new bus stop closer to the proposed development could be installed, which would provide more convenient transit access for the residents in the development and reduce vehicle trips. If a bus stop is desired at the development, a request should be submitted to KAT officials.

- 3i) All road grade and intersection elements should be designed to AASHTO, TDOT, Knoxville, and Knox County specifications and guidelines to ensure proper operation.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Daniel Levy

Architect of Record

Applicant Name

Affiliation

May 31, 2022

July 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

7-D-22-UR

CORRESPONDENCE

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

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

Daniel Levy

DKLEVY Architecture and Design

Name

Company

3523 Maloney Rd.

Knoxville

TN

37920

Address

City

State

ZIP

865.474.9264

dlevy@dklevydesign.com

Phone

Email

CURRENT PROPERTY INFO

Walker Springs Company

132 Sherlake Ln, Knoxville, TN 37922

865-693-0711

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Walker Springs Rd

119LA00119

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Walker Springs Rd, southwest side of N Gallaher View Rd, north of I-40 18.15 ac

General Location

Tract Size

City County

3rd
District

PR up to 23 du/ac (pending) & F

Zoning District

Vacant land

Existing Land Use

Northwest County

CC/SP

Urban Growth Boundary

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Multifamily

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

Staff Review

Planning Commission

ATTACHMENTS

Property Owners / Option Holders

Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)

Use on Review / Special Use (*Concept Plan*)

Traffic Impact Study

COA Checklist (*Hillside Protection*)

Fee 1		Total
406	\$3,115.00	\$3,115.00
Fee 2		
Fee 3		

AUTHORIZATION



Daniel Levy

05/31/2022

Applicant Signature

Please Print


Date

865-474-9264

dlevy@dklevydesign.com

Phone Number

Email



Property Owner Signature

John C. Osborne

5/31/2022

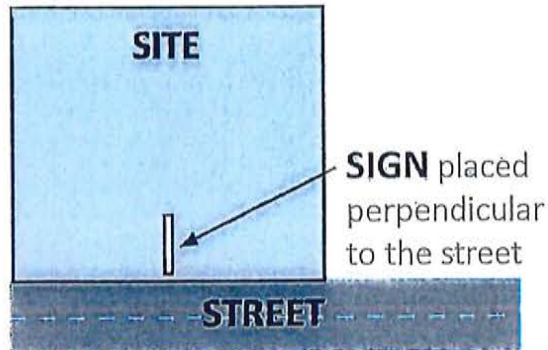
Accepted by: MMP

Please Print

Date

CT 5.31

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:

June 29, 2022 and July 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Dan Levy

Date: 5/31/2022

File Number: 7-D-22-UR

Sign posted by Staff

Sign posted by Applicant