

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

▶ **FILE #:** 8-B-12-UR

**AGENDA ITEM #:** 33

**AGENDA DATE:** 8/9/2012

▶ **APPLICANT:** THE RESTORATION HOUSE VILLAGE - MR. BILLY FULGHUM

OWNER(S): The Restoration House of East Tennessee

TAX ID NUMBER: 106 011, 01101, 01501 & 01502

JURISDICTION: City Council District 3

▶ **LOCATION:** North side of Robinson Rd., east of Bakertown Rd.

▶ **APPX. SIZE OF TRACT:** 5.63 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Robinson Rd., a minor collector street with 20' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residences and vacant land

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

4.26 du/ac

HISTORY OF ZONING: Property rezoned to RP-1 (Planned Residential) at a density of up to 5.9 du/ac by Knoxville City Council on July 24, 2012.

SURROUNDING LAND USE AND ZONING: North: Residences / A-1 (General Agricultural)

South: Residences / RP-1 (Planned Residential) & A-1 (General Agricultural)

East: Residences / R-1A (Low Density Residential)

West: Cemetery and residences / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with low to medium density, attached and detached residential development under R-1, R-1A, A, A-1 and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for up to 24 attached residential units, subject to the following 10 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
3. Revising the development plan by shifting the parking and drive aisle (in front of Building 4) out of the 25' peripheral setback along the northern property boundary. This will help protect the existing vegetation along that property line and allow for additional landscaping in that area. A revised development plan shall be submitted to Planning Commission Staff for approval.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. The gated entrance is subject to approval by the Knoxville Fire Marshal.
6. Revising the landscape plan to include the additional landscaping along the northern property boundary and submitting the revised plan to Planning Commission Staff for approval.
7. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of the first occupancy permit. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections. Trees shall not be located within or on the berm of the detention basin.
8. Meeting all applicable requirements of the Knoxville City Arborist.
9. A plat shall be submitted for approval and recording that combines the property into a single lot.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 District and the other criteria for approval of a use on review.

**COMMENTS:**

The applicant is proposing to develop 24 attached dwelling units on a 5.63 acre tract at a density of 4.26 du/ac. The Planning Commission considered the rezoning request for this property on June 14, 2012 and recommended approval of the change from A-1 (General Agricultural) to RP-1 (Planned Residential) at a density of up to 5.9 du/ac. Knoxville City Council approved the rezoning request on second reading on July 24 2012.

Access to the site is from Robinson Rd., a minor collector street. A gated entrance is proposed for the property. The proposed development will include four six unit buildings. The buildings are all single story.

The proposed development is a part of Restoration House of East Tennessee, an organization that provides housing for single mothers and their children. The site is laid out to provide family gathering areas between the units and amenities include recreational areas, garden areas and a clubhouse. The office for The Restoration House of East Tennessee is located off site and this approval does not allow the office to locate to this site.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes attached residential development to the south, also zoned RP-1.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposed attached residential development meets the standards for development within a RP-1 (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 traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan and One Year Plan propose low density residential uses for this property. At a density of 4.26 du/ac, the proposed development is consistent with the approved RP-1 zoning and the Sector and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 265 (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: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.