

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-A-24-DP Related File Number:
Application Filed: 6/24/2024 Date of Revision:
Applicant: DOUG JUSTUS/JELLY BEAN PROPERTIES LLC

PROPERTY INFORMATION

General Location: North side of Crenshaw Rd, east side of Maryville Pike, south side of W. Governor John Sevier Hwy
Other Parcel Info.:
Tax ID Number: 147 109 **Jurisdiction:** County
Size of Tract: 4.33 acres
Accessibility: Access is via Crenshaw Rd, a local street with a pavement width ranging between 14 and 16 ft within 42 ft of right-of-way; and via Maryville Pike, a minor arterial with a pavement width of 26 ft within 88 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multi-dwelling development **Density:** 7.75 du/ac
Planning Sector: South County **Plan Designation:** CMU (Corridor Mixed-use)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is in a neighborhood commercial node at the intersection with W. Governor John Sevier Highway and Maryville Pike.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 CRENSHAW RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 8 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from CA and A to PR < 8 du/ac subject to 2 conditions in February 2023 (1-P-23-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for up to 32 multi-dwelling units as depicted on the site plan, subject to 14 conditions.

Staff Recomm. (Full):

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 3) Providing a sidewalk from the internal sidewalk system to the commercial node at the Old Maryville Pike and Governor John Sevier Highway intersection per the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code). The details regarding the sidewalk location will be determined during permitting.
- 4) Modifying the Crenshaw Road intersection with Maryville Pike per the requirements of Knox County Engineering and Public Works and the Tennessee Department of Transportation (TDOT).
- 5) Widening Crenshaw Road to 20 ft from the intersection with Maryville Pike to the development access point.
- 6) Implementing the recommendations of "alternative #3" of the Crenshaw Road Residential Development Transportation Impact Letter (AJAX Engineering, 10/21/2024) as required by Knox County Engineering and Public Works during permitting (see Exhibit C).
- 7) Entering into a Memorandum of Understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner.
- 8) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway frontage, install high-visibility tree protection fencing before clearing and grading activities begin, and maintain the fencing until site and building construction are complete, per the zoning condition (1-P-23-RZ). Areas that have been previously disturbed shall be replanted with evergreen and deciduous trees.
- 9) Provide a Type B landscape screen along the eastern boundary (Exhibit B). Existing trees that are to remain can count toward this requirement.
- 10) Before grading permits are issued, a landscape plan must be submitted to Planning staff for review and approval.
- 11) During permitting, evaluate the stormwater pipe capacity that crosses the northern part of the property. If it is determined to be undersized, the property owner must replace it at their expense.
- 12) The building height must comply with the 35-foot height limitation of the Tennessee Scenic Highway System Act of 1971 (TCA 54-17-115).
- 13) Limiting vehicles to a right-out only onto Crenshaw Road by providing a curbed island in the driveway per the requirements of Knox County Engineering and Public Works during permitting.
- 14) If during permitting review or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a development plan.

Comments: This proposal is for a 32-unit, multi-family development on this 4.130-acre site at a density of 7.75 du/ac. The property was rezoned in February 2023 (1-P-23-RZ) from CA (General Business) and A (Agricultural) to PR (Planned Residential) up to 8 du/ac with 2 conditions (see below). The Planning Commission postponed this application at the August 2024 meeting to allow the applicant to complete a transportation impact letter (TIL) to determine whether directly accessing Maryville Pike is feasible (see Exhibit C). A summary of the recommendations and conclusions is below.

ZONING CONDITIONS

1) Maintain a tree buffer with 50 ft of depth along the Governor John Sevier Highway, as recommended

by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.

2) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.

-- Some site clearing occurred after the rezoning and before February 2024, as seen in the 2024 aerials. The clearing extending into the 50 ft tree buffer along Governor John Sevier Highway will be replanted, and the remaining trees within the buffer will remain.

TRANSPORTATION IMPACT LETTER (TIL)

The TIL evaluated three alternatives for accessing the property: two from Maryville Pike and one from Crenshaw Road (see Exhibit C).

-- Alternative 1 is to access Maryville Pike between the intersections of Old Maryville Pike and Crenshaw Road. This was the least desirable option because of the potential for vehicles queuing on Maryville Pike blocking the driveway, the minimal distance between Old Maryville Pike and Crenshaw Road, and the complication of meeting TDOT's corner clearance standards.

-- Alternative 2 is to create a fourth leg of the Old Maryville Pike and Maryville Pike intersection. The eastbound approach of Old Maryville Pike at Maryville Pike currently operates with high vehicle delays, particularly in the PM hours. Due to the current and projected high vehicle delays, an eastbound right-turn lane is recommended to accommodate a higher volume of turning movements. This would require additional pavement width, curb relocation, and stormwater (catch basin) modifications.

-- Alternative 3 is to access Crenshaw Road as the development plan proposes. This is considered the best option because of the reduced impact on the existing intersections along Maryville Pike, especially for Old Maryville Pike's eastbound approach, and is the option shown on the plans. However, improvements to Crenshaw Road are required, and vehicles exiting the development are limited to right-out only, towards Maryville Pike. The current pavement width of Crenshaw Road ranges from 16 feet west of the access point (towards Maryville Pike) to 14 feet to the east. The TIL notes that vegetation along Crenshaw Road must be cleared to ensure the minimum sight distance is obtained in both directions, and Crenshaw Road must be widened to 20 feet from the access point to Maryville Pike.

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 8 du/ac subject to 2 conditions (listed above):

A) The PR zone allows houses, attached houses, and multi-dwelling developments as permitted uses. 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) The proposed development has a density of 7.75 du/ac and, with the recommended conditions, complies with the conditions of the rezoning (1-P-23-RZ).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A) The 50-ft tree buffer along Governor John Sevier Highway and the recommended Type B landscape screen along the eastern property boundary are consistent with Policy 2, which ensures that development is sensitive to existing community character.

B) The proposal adds multi-family dwellings to the area's housing mix, consistent with Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity, including two elementary schools, a high school, the South Knoxville Senior Center, and I. C. King Park..

C) The developer is required to widen Crenshaw Road, consistent with Policy 9, to coordinate infrastructure improvements with development.

D) A sidewalk connection to the nearby commercial node is required, consistent with Policy 11, to promote connectivity with new development, increase mobility, and encourage active transportation and recreation.

3) FUTURE LAND USE MAP

A) The property is classified as the CMU (Corridor Mixed-Use) place type. CMU areas are appropriate for moderate-scale, walkable mixed-use development occurring along major corridors. These areas may incorporate office, retail, civic, residential, and community gathering spaces both vertically and horizontally and shall provide connectivity to nearby neighborhoods. -- With the recommended conditions, this proposal is consistent with the intent of the CMU place type as it incorporates residential uses and pedestrian connectivity to the commercial node.

B) Multi-family residential is considered a secondary use in the CMU place type. Secondary uses are supporting or complementary land uses that are compatible with the primary use but are not the main focus of the place type. -- The CMU place type designation covers a larger area surrounding the subject property, consisting of retail, service, single-family residential, and quasi-governmental uses. The proposed multi-dwelling development complements the existing uses in this location.

C) The CMU Form Attributes include building heights between 2 and 5 stories, front setbacks of 20-30 ft, automobiles as a secondary mode of transportation, parking located to the side and rear of buildings, and streets promoting walkable settings. – This proposal includes 2-story structures with pitched roofs, parking located to the side of (between) the buildings, and is required to provide a sidewalk connection to the nearby commercial node.

D) The CMU place type allows consideration of PR up to 24 du/ac. The proposed development has a density of 7.75 du/ac and meets the conditions of the rezoning.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Planned Growth Area (PGA). The purposes of the PGA designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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. – This proposal is consistent with the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 12/12/2024

Details of Action:

Summary of Action: Approve the development plan for up to 32 multi-dwelling units as depicted on the site plan, subject to 14 conditions.

Date of Approval: 12/12/2024 **Date of Denial:** **Postponements:** 8/8/2024,
9/12/2024,
11/14/2024

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: