

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-C-14-UR **Related File Number:**
Application Filed: 11/22/2013 **Date of Revision:**
Applicant: BERARDI ARCHITECTS

PROPERTY INFORMATION

General Location: Southeast side of Deadrick St., northeast of Hannah Av.
Other Parcel Info.:
Tax ID Number: 94 K F 015 **Jurisdiction:** City
Size of Tract: 2.63 acres
Accessibility: Access is via Arthur St. and Deadrick Av., both of which are classified as local streets. Each street has a pavement width of 26' within rights-of-way that vary in width from 40' to 50'.

GENERAL LAND USE INFORMATION

Existing Land Use: Boys & Girls Club and police training facility
Surrounding Land Use:
Proposed Use: Senior Housing **Density:** 29.66 du/ac
Sector Plan: Central City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site contains the historic Moses School building, and it is surrounded by an older residential neighborhood. Both the school and the neighborhood have experienced significant renovation/rebirth in the last number of years. Most of the area is zoned either R-1A residential or O-1 office with the H-1 Historic overlay.

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

Street: 220 Carrick St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) pending & H-1 (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The site was recommended for rezoning to O-1 (Office, Medical and Related Services) / H-1 (Historic Overlay) District at the December 12, 2013 MPC meeting. This matter is scheduled for City Council hearing on January 7, 2014

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

Variations Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 78 apartment units as shown on the site plan subject the following conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Participation in the KUB sewer capacity reservation program
3. Installation of all landscaping as shown on the site plan within six months of obtaining an occupancy permit
4. Approval of the requested variances from the Knoxville Board of Zoning Appeals
5. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
6. Approval of a Certificate of Appropriateness from the Knoxville Historic Zoning Commission
7. Approval of the Central City Sector Plan amendment and the rezoning of the site to O-1 (Office, Medical and Related Services) District by the Knoxville City Council
8. Meeting all requirements of Knoxville Engineering Dept.

Comments: The applicant is proposing a seventy-eight unit, housing for the elderly, apartment development for this site. The existing historic Moses School building would be converted to residential use and would contain 48 apartments. A new building is proposed to be constructed on a portion of the site that will contain thirty apartments. The new building will be architecturally compatible with the existing building. This development will also need approval by the Knoxville Historic Zoning Commission.

In order to develop the site as proposed the applicant will be required to obtain at least two zoning variances from the Knoxville Board of Zoning Appeals. The site contains 2.63 acres. Due to the size of the site and the number of units proposed, the development will exceed the permitted density of the O-1 (Office, Medical and Related Services) District by three units. Additionally, the number of parking spaces proposed as part of the project will not meet the current City standard for on site parking. A project of this size and type would require 88 parking spaces. The applicant is proposing to provide only 50 parking spaces. Variances have been applied for regarding these two items. These variances will be heard at the January 16, 2014 BZA meeting. Staff will not object to the granting of these variances. It is our belief that the proposed development is an appropriate reuse of this historic structure and that the added density will have no negative impact on the surrounding neighborhood. The parking variance can be justified because the proposed tenants typically do not drive. It is expected that only 35 percent of the tenants will have a car.

The applicant is proposing to maintain as much of the existing green space on the site as possible. They propose to demolish the existing gymnasium and develop that space as a courtyard for the residents. All of the remaining green area will be available for use by area residents.

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

1. The proposed apartments will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed apartment development is compatible with the scale and intensity of the surrounding low density residential and office uses.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

ORDINANCE

- 1. The proposed apartment development, with the recommended conditions, meets the standards for development within a RP-1 Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed apartments are 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Central City Sector Plan is in the process of being amended to O (office) which will allow consideration of R-2 (General Residential) uses.

Action: Approved **Meeting Date:** 1/9/2014

- Details of Action:**
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Summary of Action: APPROVE the request for up to 78 apartment units as shown on the site plan subject the following conditions

Date of Approval: 1/9/2014 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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:**