

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-G-02-UR **Related File Number:**
Application Filed: 12/13/2001 **Date of Revision:**
Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
Owner:

PROPERTY INFORMATION

General Location: North and south side of University Ave., east and west side of College St., east of Western Ave.
Other Parcel Info.:
Tax ID Number: 94 K B 9 & 24, 94KC24, OTHER: 94FU19, 20 & 22, & 94F **Jurisdiction:** City
Size of Tract: 5 acres
Accessibility: Access is via University Ave., a major collector street, College St. which is a minor collector street. and three adjoining alleys.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, parking, commercial businesses and a church.
Surrounding Land Use:
Proposed Use: Revision to the Mechanicsville Commons TND-1 Master Plan and Guidelines for the Commercial Area. **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on the eastern side of the Mechanicsville Commons traditional neighborhood development, the south side of the Mechanicsville historic neighborhood and north of existing commercial development along Western Ave.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TND-1 (Traditional Neighborhood Development) & C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Area rezoned to TND-1 in early 1999 with Concept Plan/Use-on-Review approval in March, 1999 and revised in November, 1999.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for Commercial Sites A, B and C (designated for civic, retail, office and residential uses) subject to 11 conditions.

Staff Recomm. (Full):

1. Approval by City Council of the One-Year Plan Amendment (1-I-02-PA) for MU (Mixed Use)(TND-1) and Rezoning (1-V-02-RZ) to TND-1, for Tax Parcels 94FM1-7.
2. Approval of final plats for the resubdivision of the existing lots.
3. All sidewalks located along University Ave. and College St. shall be at least 5' wide and shall be separated from the curb by at least 7' unless variances are obtained from the Board of Zoning Appeals.
4. The applicant shall work with the City to see if the directional flow for the alley behind Commercial Site B can be changed to west-to-east, to allow a more direct access to the commercial parking lots.
5. The applicant shall work with the City to provide adequate signage for the one-way alleys.
6. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permit for each phase of the development.
9. Meeting all applicable requirements of the Knoxville City Arborist.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
11. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits

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

Comments: BACKGROUND: In the spring of 1999 an area formerly known as College Homes, located north of Western Ave. and west of University Ave. was approved under the TND-1 (Traditional Neighborhood Development) Zoning District as the Mechanicsville Commons traditional neighborhood. The residential portion of this development was approved by the Planning Commission as a Concept Plan/Use-on-Review in March 1999. The Plan was revised in November, 1999 for minor changes to the residential area, plans for a park, two churches and a commercial area located on the east side of University Ave. between College St. and Western Ave. The Design Guidelines for the development were approved by the Planning Commission in March, 2000. To date, both churches have been completed and permits have been issued for approximately 40 houses with a number of them having been completed or currently under construction.

The commercial area approved for the development included a commercial building for both retail and office use located at the southwest corner of the intersection of University Ave. and College St., five residential lots fronting on University and a parking lot south of the residential lots. The parking lot was to serve the commercial building and one of the churches located across University Ave. The applicant is now proposing a revision to the commercial area and is including some additional property as a part of the commercial core for Mechanicsville Commons.

PROPOSED REVISIONS:

COMMERCIAL SITE A (Office Building): This site of approximately 2.5 acres is the original commercial tract for Mechanicsville Commons. A two story commercial office building of approximately 29,000 square feet is proposed for this site. Due to soil contamination and some monitoring wells located at

the southeast corner of the intersection of University Ave. and College St. (originally a gas station site), the office building will be located along University Ave., directly across from Alfreda Delaney St. This building is the proposed location for State offices. The balance of the property will be a landscaped parking lot that will serve the office building and Eternal Life Harvest Church which is located across University Ave.

COMMERCIAL SITE B (Infill Retail Building): This site of approximately 0.56 acres is a proposed addition to Mechanicsville Commons and is currently under consideration for a One-Year Plan Amendment (1-I-02-PA) for MU (Mixed Use)(TND-1) and a Rezoning (1-V-02-RZ) to TND-1, for Tax Parcels 94FM1-7. This development site will include the addition of a new one-story building to be located at the northeast corner of the intersection of University Ave. and College St., retaining two existing buildings directly northeast of the new building and an existing church located at the northeast end of the site. Proposed uses include two barber shops and a restaurant. Parking for this site will be located to the side and rear of the buildings with access to the parking lot from the alley only. Any other retail or office uses on this site would require an evaluation by MPC Staff to determine if adequate parking is available. This site has recently received Empowerment Zone funding to benefit local businesses (Stephen's Square).

COMMERCIAL SITE C (Mixed-Use Building): This site of approximately 0.52 acres is a revision to existing plans for Mechanicsville Commons located at the northwest corner of the intersection of University Ave. and College St. . The site is presently designated as three lots with a duplex proposed for each lot. There are two existing duplexes located just northeast of the site. The applicant is requesting that the residential designation be retained as an option but is also requesting a designation for a mixed use building. Proposed uses will include both retail and office, with six residential units to be located on the second floor. Parking for this building will be located to the rear, with access from the alley.

In addition to the proposed site plan and landscape plan for the three commercial sites, the applicant has submitted revised Commercial Design Guidelines to apply to these sites, for consideration by the Planning Commission. It is Staff's position that these proposed changes are a positive amendment to the Mechanicsville Commons traditional neighborhood and will provide a number of options for businesses to serve the greater Mechanicsville area.

MPC Action:

Approved

MPC Meeting Date: 1/10/2002

Details of MPC action:

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Summary of MPC action:

APPROVE the development plan for Commercial Sites A, B and C (designated for civic, retail, office and residential uses) subject to 11 conditions.

Date of MPC Approval:

1/10/2002

Date of Denial:

Postponements:

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: