

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: 10-D-14-UR **Related File Number:**
Application Filed: 8/25/2014 **Date of Revision:**
Applicant: EMERALD CHARTER SCHOOLS, INC.

PROPERTY INFORMATION

General Location: East side of Carrick St. southeast side of Deadrick Ave.
Other Parcel Info.:
Tax ID Number: 94 K F 013 & 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: Former school building
Surrounding Land Use:
Proposed Use: School (K-8 grades) **Density:**
Sector Plan: Central City **Sector Plan Designation:** O (Office)
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) & 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. The rezoning request was approved by City Council on January 21, 2014 on Second Reading.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to permit a school limited to grades K-8 at this location as shown on the site plan subject 6 to conditions:

- Staff Recomm. (Full):**
1. Obtaining and maintaining all required licenses/permits from the State of Tennessee.
 2. Installation of all landscaping as shown on the site plan within six months of obtaining an occupancy permit.
 3. Approval of the required variance(s) from the Knoxville Board of Zoning Appeals.
 4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
 5. Meeting all requirements of the Certificate of Appropriateness that has been granted by the Knoxville Historic Zoning Commission.
 6. Meeting all applicable requirements of Knoxville Engineering Dept.

Comments: The applicant is proposing a grades K-8 school for this site. The existing historic Moses School building would be renovated for reuse as a school. Two small additions to the existing building are proposed. The applicants propose to use the area that was formerly an alley on the north side of the building for their student drop-off and pickup. The play ground will be fenced, however, the area will be open for public use when school is not in session.

The current design shows three driveways connecting to Arthur St. Due to the length of the site's Arthur Street frontage, three driveways cannot be approved without the approval of a variance from the Knoxville Board of Zoning Appeals.

The Knoxville Historic Zoning Commission has reviewed and approved the plans for the proposed use.

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

1. The proposed school will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed school 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 school, with the recommended conditions, meets the standards for development within the O-1/H-1 Zoning districts.
2. The proposed school 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 draw significant traffic through residential neighborhoods. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and One Year Plan show this site for O (office) use which will permit

the proposed school as a use on review.

Action: Approved **Meeting Date:** 10/9/2014

Details of Action:

1. Obtaining and maintaining all required licenses/permits from the State of Tennessee.
2. Installation of all landscaping as shown on the site plan within six months of obtaining an occupancy permit.
3. Approval of the required variance(s) from the Knoxville Board of Zoning Appeals.
4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
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Summary of Action: APPROVE the request to permit a school limited to grades K-8 at this location as shown on the site plan subject 6 to conditions:

Date of Approval: 10/9/2014 **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:**