

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: 11-A-16-UR Related File Number:
Application Filed: 9/26/2016 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Northwest side of Sutherland Ave., southwest side of N. Concord St.
Other Parcel Info.:
Tax ID Number: 94 O E 016 Jurisdiction: City
Size of Tract: 0.83 acres
Accessibility: Access is via N. Concord St., a local street with 32' of pavement width within a 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Multi-dwelling development Density:
Sector Plan: Central City Sector Plan Designation: MU-SD (MU-CC19)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with commercial, light/heavy industrial and office uses under C-3, C-6, O-1, I-2 and I-4 zoning.

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

Street: 2201 Sutherland Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: O-1 rezoning approved on second reading by the City of Knoxville on December 13, 2011.

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for up to 24 multi-dwelling units as shown on the development plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Paving the alley that serves this development site between N. Concord St. and Portland St. to the specifications and standards as required by the Knoxville Department of Engineering prior to a certificate of occupancy being issued for the development.
4. Installing any signage for access to the site as may be required by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Installation of sidewalks as identified on the development plan meeting the applicable requirements of the ADA Accessibility Guidelines (ADAAG) and the requirements of the Knoxville Department of Engineering.
7. Obtaining approval from the City of Knoxville Fire Marshal for the proposed gated access to the development.
8. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for the facility.
9. Meeting all applicable requirements of the Knoxville Urban Forester.

With the conditions noted, this plan meets the requirements for approval within an O-1 (Office, Medical, and Related Services) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to redevelop a former parking lot site located at the intersection of Sutherland Ave. and N. Concord St. into an apartment development with a total of 24 residential units.

The Planning Commission considered the request to change the zoning of this site from C-6 (General Commercial Park) to O-1 (Office, Medical, and Related Services) on October 13, 2011. The Planning Commission recommended approval with Knoxville City Council approving the rezoning on second reading on December 13, 2011. The O-1 zoning district allows consideration of multi-dwelling development through the use on review process. The Planning Commission had previously approved a use on review for a 42 unit multi-dwelling development in 2012 (2-B-12-UR). This request will replace that previous approval.

The applicant is proposing four, three-level multi-dwelling apartment buildings with the lower level being a parking garage. Since the site slopes downhill from Sutherland Ave. to the alley, the apartment design will be two levels for the apartments along the Sutherland Ave. frontage, with three levels (which includes the garage level and access to the alley) fronting along the alley. Vehicular access for the site is restricted to the alley access off of N. Concord St. A total of 48 parking spaces will be located in the parking garages with an additional 4 parallel parking spaces having direct access off of the alley. The applicant will be required to pave the alley between N. Concord St. and Portland St. to the specifications and standards as required by the Knoxville Department of Engineering.

The applicant has obtained approval of five variances from the Knoxville Zoning Ordinance for a reduction of front, side and rear yard setbacks, an increase the maximum lot coverage and a reduction in the usable open space requirement. The Knoxville Board of Zoning Appeals (BZA) approved the variances on November 17, 2016.

Since the Knoxville Utilities Board had installed a major gas line along the Sutherland Ave. right-of-way line in 2010, landscaping along this street frontage with larger landscaping is severely restricted.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND

THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the site.
2. The surrounding area is developed with residential, office, light industrial and commercial uses. The O-1 zoning and proposed apartment development is compatible with surrounding development and zoning.
3. The proposed apartment development is appropriate at this location along a minor arterial street and it is located in fairly close proximity to office and other multi-dwelling development, as well as the University of Tennessee campus.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions and approval of the requested variances, the proposal meets all requirements of the O-1 and R-2 zoning districts as well as the general criteria for approval of a use-on-review.
2. The proposed development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan, Sector Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposal is compatible with the character of the neighborhood where it is proposed. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located adjacent to a minor arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The O-1 zoning is consistent with the mixed use designation of the adopted One Year Plan and the Central City Sector Plan. The O-1 zoning allows consideration of multi-dwelling housing developments as regulated in the R-2 (General Residential) district.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved **Meeting Date:** 12/8/2016

- Details of Action:**
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Summary of Action: APPROVE the request for up to 24 multi-dwelling units as shown on the development plan subject to 9 conditions.

Date of Approval: 12/8/2016 **Date of Denial:** **Postponements:** 11/10/2016

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: