

# CASE SUMMARY

APPLICATION TYPE: PLANNED DEVELOPMENT



**File Number:** 11-A-20-PD                      **Related File Number:**  
**Application Filed:** 10/1/2020                      **Date of Revision:**  
**Applicant:** VOLUNTEER MINISTRY CENTER

## PROPERTY INFORMATION

**General Location:** North side of E. Fifth Avenue between Winona Street and Myrtle Street  
**Other Parcel Info.:**  
**Tax ID Number:** 82 P K 039                      **Jurisdiction:** City  
**Size of Tract:** 1.07 acres  
**Accessibility:** Access is via E. Fifth Avenue, a local road with 30' of pavement width within 60' of right of way, and Winona Street, a minor collector street with 30' of pavement width within 54' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** P-QP (Public/Quasi Public Land)  
**Surrounding Land Use:**  
**Proposed Use:** Permanent supportive housing                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** MU-SD (Mixed Use Special District) (MU-CC4)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This area consists of a mix of uses including Caswell Park (ballfields), small-lot single family dwelling units, small apartment buildings, office, and commercial uses in the near vicinity. East Magnolia Avenue is one block to the south.

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

**Street:** 1501 E. Fifth Ave.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** O (Office)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The Preliminary Plan for the development was approved by City Council in June 2020 (4-A-20-PD).

## 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 final plan for the Caswell Manor Apartments development with 48 permanent supportive housing units at 1501 East 5th Avenue because it is in substantial conformance with the approved preliminary plan (4-A-20-PD), subject to 4 conditions.

RECOMMEND that City Council amend the zoning map for this property to add the PD (Planned Development) designation.

Staff Recomm. (Full):

- 1) Constructing the development in conformance with the attached final plan. Modifications to the final plan must be approved in accordance with Article 16.7.F (Modifications to Approved Final Plans).
- 2) Approval of the zoning map amendment by City Council to add the PD (Planned Development) designation.
- 3) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 4) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

Comments: Project Description

Volunteer Ministry Center (VMC) is proposing the construction of a 48 dwelling unit residential development that will provide supportive housing for formerly homeless individuals. The proposed development will consist of two residential buildings, each three stories and containing 24 residential units, and a community building that will contain a meeting area, laundry room, and staff offices. The buildings will be connected by a screened breezeway. Twenty-two (22) surface vehicular parking spaces and bicycle parking are proposed. The site is located on a transit route and a transit stop is located at the site. Open space and landscaping are proposed as part of the development. Supportive services will be available for the residents and staff will be on-site 24 hours a day.

The community benefits identified by the applicant to justify the requested exceptions from the City's Zoning Code are:

1. The development serves a vulnerable and underserved population.
2. The development provides permanent supportive housing, thus diminishing the burden and expense of community resources for emergency provisions for people who would otherwise remain on the streets.
3. The development addresses the highest priority need (affordable permanent supportive housing) as identified by the City's Consolidated Plan for 2020 – 2024.

Approved Exceptions from District Regulations

The following exceptions to the underlying dimensional, design and use regulations were recommended by the Planning Commissions and approved by the City Council as part of the preliminary plan for the Caswell Manor Apartments development at 1501 East Fifth Avenue (4-A-20-PD). Under each exception is verification that the proposal is in conformance with these standards.

1. An increase in the permitted density to allow 48 dwelling units
  - The proposed density is for a total of 48 dwelling units. There are 24 dwelling units in both of the 3-story buildings.
2. A reduction in the required number of off-street parking spaces from 58 spaces to 22 spaces
  - The 22 space off-parking lot is located between the two 3-story structure and accessed from E. Fifth Avenue. The location and design of the parking lot is substantially unchanged from the one shown on the preliminary plan.
3. A reduction in the ground floor transparency requirements from 30% to 20%
  - The ground floor transparency for the front façade is greater than the minimum of 20% (see notes on plan sheet A-5.0 & A-5.1). The E. Fifth Avenue elevations are considered the front façade since that is the street the property is addressed and the main entrance is oriented toward.

The proposed development is in conformance with the other dimensional and design standards of the O (Office) District and no non-conformities with the other general standards of the zoning ordinance were identified by Staff as part of this review.

If the final plan is approved by the Planning Commission, the application will go forward to City Council for consideration of an amendment to the official zoning map to add the PD (Planned Development) designation. City Council will not be reviewing the final plan as part of this process unless the Planning Commission approval is appealed.

**Action:** Approved **Meeting Date:** 11/12/2020

**Details of Action:**

**Summary of Action:** APPROVE the final plan for the Caswell Manor Apartments development with 48 permanent supportive housing units at 1501 East 5th Avenue because it is in substantial conformance with the approved preliminary plan (4-A-20-PD), subject to 4 conditions.

RECOMMEND that City Council amend the zoning map for this property to add the PD (Planned Development) designation.

**Date of Approval:** 11/12/2020 **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:** 12/15/2020

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved (Emergency)

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**