

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SB-21-C Related File Number:
Application Filed: 9/24/2021 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: Southeast corner of the intersection of Island Home Avenue and McCormick Street
Other Parcel Info.:
Tax ID Number: 95 O D 001, 002, AND 003 **Jurisdiction:** City
Size of Tract: 24156 square feet
Accessibility: This property is approximately 370 feet from James White Parkway. Properties to the west and south are mostly single family detached dwellings. The property to the north abuts the Tennessee River and is vacant land. There is a construction office with storage buildings to the east between this property and James White Parkway.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - SW-4 (South Waterfront, City View, Campus Cove, and Quay Village)
South: Vacant land - RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)
East: Construction office facility - SW-4 (South Waterfront, City View, Campus Cove, and Quay Village)
West: Equipment storage and vacant land - SW-4 (South Waterfront, City View, Campus Cove, and Quay Village)
Proposed Use: Townhouses **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: N/A (Within City limits)
Neighborhood Context:

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

Street: 1402 , 1412, & 1418 Island Home Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SW-4 (South Waterfront, City View, Campus Cove, and Quay Village) District
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Station South

No. of Lots Proposed: 20 No. of Lots Approved: 20

Variances Requested: VARIANCES:
1) Reduce the minimum lot width from 25 ft to 18 ft for lots 1, 2, 5, 6, and 7.
2) Reduce the required right-of-way radius at the intersection of Island Home Avenue and McCormick Street from 75 ft to 0 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
1) Reduce the minimum lot width from 25 ft to 20 ft for the remaining lots (lots 3, 4, and 8-20).

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the requested variance based on the recommendations from the City of Knoxville Department of Engineering.

Approve the Concept Plan subject to 5 conditions:

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all other applicable requirements of the City of Knoxville Department of Engineering.
3. Prior to certification of the first final plat for the subdivision, establishing a property owner's association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
4. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
5. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: This proposal is for a 20-lot subdivision off of Island Home Avenue. Individual lots line the street frontages and the southern lot line, and parking is centrally located on the site. Townhouse units are located on the individual lots and are separated by firewalls. Townhouses are to be sold to individual owners. Amenities include a dog park in the southeast corner of the site.

The development is located in the SW-4 (South Waterfront, City View, Campus Cove, and Quay Village) district. All development plans within the form-based districts require review and approval by the Administrative Review Committee (ARC), which includes a multi-department review. The site plans, landscaping plans, and building plans were approved by the ARC in June 2021.

The proposed lots meet the SW-4 (South Waterfront, City View, Campus Cove, and Quay Village) district standards and the development is in compliance with the zone's requirements and with the Engineering Department's requirements. The road improvements and right-of-way dedication are in compliance with Article 7.1.5. (Streetscape Standards) in the South Waterfront Zoning District. A variance is required to reduce the intersection right-of-way radius from 75 ft to 0 ft because the South Waterfront streetscape standards are silent on this standard.

The Subdivision Regulations require a minimum lot width of 25 feet, but allow the Planning Commission to consider a 20-foot lot width as an alternative design standard if guest parking is provided. On-street parking is plentiful in this area and can count towards guest parking for this development, so the applicant is submitting 20-foot lots under the alternative design standards. Lots less than 20 feet wide require a variance from the Subdivision Regulation standards. Since the SW-4 zone does not have a minimum lot size requirement, the proposed lot widths are in compliance with zoning requirements and staff is recommending approval of the lot width variances.

The City of Knoxville requires sidewalks to be installed along road frontages when a property is

developed or redeveloped, so sidewalks along Island Home Avenue and McCormick Street are required. The site design utilizes pervious pavers in the parking area for stormwater detention.

Action: Approved with Conditions **Meeting Date:** 11/10/2021

Details of Action:

Summary of Action: Approve the requested variance based on the recommendations from the City of Knoxville Department of Engineering.

Approve the Concept Plan subject to 5 conditions:

Date of Approval: 11/10/2021 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**