

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN



**File Number:** 11-SC-18-C                      **Related File Number:**  
**Application Filed:** 9/24/2018                      **Date of Revision:**  
**Applicant:** CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

### PROPERTY INFORMATION

**General Location:** East side of McConnell St., southeast side of Kenner Ave., and north and south side of Bethel Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 O K 00104                      **Jurisdiction:** City  
**Size of Tract:** 14.96 acres  
**Accessibility:** Access is via McConnell St., a minor collector street with a 28' pavement width within a 60' right-of-way, Kenner St., a local street with a 26' pavement width within a 50' right-of-way, and S. Olive St., a local street with a 24' pavement width within a 36' right-of-way .

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Apartments  
**Surrounding Land Use:** North: Five Points, Phase 2 - R-2 (General Residential)  
South: Residences - R-1 (Low Density Residential)  
East: Residences - R-1 (Low Density Residential)  
West: Five Points, Phase 1 and apartments - R-2 (General Residential) & RP-1 (Planned Residential)  
**Proposed Use:** Multi-dwelling development                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 400 McConnell St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential) & R-1 (Low Density Residential)  
**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: Five Points Phase 4

No. of Lots Proposed: 5                      No. of Lots Approved: 0

Variances Requested: 1. General variance from the public street standards in order to accept Bethel Ave. as a public street based on as-built conditions and the proposed improvements identified in the concept plan.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because of the existing street conditions and the City of Knoxville Department of Engineering's recommendation of approval of the proposed Five Points redevelopment project.

APPROVE the concept plan subject to 10 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
  3. All proposed on street parking spaces shall meet the requirements of the Knoxville Department of Engineering.
  4. Installation of sidewalks as identified on the concept plan and meeting all applicable requirements of the Knoxville Department of Engineering and the Americans with Disabilities Act ( ADA). The sidewalks shall be installed at the time of the street improvements.
  5. Meeting all applicable requirements of the Knoxville Department of Engineering.
  6. Any proposed driveways for the proposed housing development are subject to approval by the Knoxville Department of Engineering with verification that adequate sight distance is available.
  7. Implementation of any recommended improvements (that have not been completed) as identified in the Traffic Impact Study prepared by Civil & Environmental Consultants, Inc., (dated December 18, 2017) as revised and approved by the Knoxville Department of Engineering and Planning Commission staff.
  8. The final plat shall identify any required sight distance easements for the proposed intersections as required by the Knoxville Department of Engineering.
  9. 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.
  10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-2 (General Residential) District.

Comments: This proposal is Phase 4 of the Five Points Revitalization effort by the Knoxville Community Development Corporation, which includes improvements to existing roads, the installation of a new road segment, and the creation of 5 lots. The street improvements include the following: a) Improvements to Bethel Ave. between McConnell St. and S Olive St.; and b) a new street connection (Road A) between Kenner Ave. and Bethel Ave. Sidewalks are proposed along all street frontages.

KCDC developed a Master Plan for the area, which included an extensive public input process, to determine how to improve their housing and better integrate the development into the surrounding community. The property is zoned R-2 so the housing development portion of this project does not require Planning Commission review.

Action: Approved

Meeting Date: 11/8/2018

Details of Action:

Summary of Action: APPROVE variance 1 because of the existing street conditions and the City of Knoxville Department of Engineering's recommendation of approval of the proposed Five Points redevelopment project.

APPROVE the concept plan subject to 10 conditions:

**Date of Approval:**

11/8/2018

**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:**