CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number:	11-SE-23-C
Application Filed:	9/26/2023
Applicant:	JAMES SMITH

Related File Number: Date of Revision:

PROPERTY INFORMA	TION			
General Location:	Northwest side of V	V Oldham Ave, southwest side of	f McSpadden St, southeast	side of Virginia Ave
Other Parcel Info.:				
Tax ID Number:	94 B C 002, 00201	, 003, 004	Jurisdiction:	City
Size of Tract:	28.56 acres			
Accessibility:	Access is via Virginia Avenue, a local street with a 30-ft pavement width within a 50-ft right-of-way; McSpadden Street, a local street with a 20-ft pavement width within a 45-ft right-of-way; W Oldham Avenue, a minor collector street with a 30 to 35-ft pavement width within an 80-ft right-of-way; Fort Promise Drive, a local street with a 28-ft pavement width within a 50-ft right-of-way; and Bonnyman Drive, a local street with a 30-ft pavement width within a 50-ft right-of-way; and Bonnyman			
GENERAL LAND USE	INFORMATION			
Existing Land Use:	Agriculture/Forestry	//Vacant Land, Right of Way/Ope	en Space, Multifamily Resid	lential
Surrounding Land Use:	Family Residential South: Multifamily r East: Multifamily re Residential Neighb West: Single family	/ residential, agriculture/forestry/ Neighborhood), HP (Hillside Prot esidential - RN-5 (General Resid sidential, agriculture/forestry/vac orhood), RN-5 (General Residen residential, multifamily residenti orhood), RN-5 (General Residen	tection Overlay) lential Neighborhood) ant, public-quasi public lan tial Neighborhood) al, agriculture/forestry/vaca	d - RN-2 (Single Family nt - RN-2 (Single Family
Proposed Use:			Densi	ity:
Sector Plan:	Central City	Sector Plan Designation:	MDR (Medium Density Re	sidential), HP (Hillside Pr
Growth Policy Plan:	N/A (Within City Lir	nits)		
Neighborhood Context:				
ADDRESS/RIGHT-OF-	WAY INFORMA	TION (where applicable)		
Street:	1500 FORT PROM	ISE DR		
Location:				
Proposed Street Name:				
Department-Utility Report:				

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Western Heights

5 No. of Lots Approved: 5

No. of Lots Proposed: Variances Requested:

VARIANCES: 1) Reduce the minimum radii of property lines and curbs at intersections in commercial zoning districts from 75 ft to 25 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	PLANNING COMMISSION ACTION AND DISPOSITION
Planner In Charge:	Jessie Hillman
Staff Recomm. (Abbr.):	 Approve the requested variance to reduce the radii of property lines and curbs at intersections in a commercial zone based on the following evidence of hardship. a. There is steep topography on the site with an elevation change of approximately 100 ft from the southeast to the northwest edges. b. There are unique conditions to be considered including elevation changes, a predominantly residential land use, and the amount of roadway connections on the site. c. The purpose of the variation is not based exclusively upon a desire for financial gain. d. The granting of the variation will not be detrimental to public safety, health or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
Staff Recomm. (Full):	 Submitting a transportation impact analysis (TIA) for all phases of the Western Heights redevelopment to Planning and the City of Knoxville Department of Engineering staff (Engineering) for review and approval before the design plan phase. All recommendations and conclusions of the TIA required to be completed by the applicant must be implemented in accordance with Engineering. Rezoning from the RN-5 (General Residential Neighborhood) district to the C-N (Neighborhood Commercial) district (10-H-23-RZ). Obtaining approval for right-of-way closures of Bonnyman Drive and Reed Street on the subject property. Confirming that the road design complies with AASHTO standards during the design plan phase, with review and approval by the Knoxville Department of Engineering. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance. Meeting all applicable requirements of the Knoxville Department of Engineering. Connecting to sanitary sewer and meeting any other relevant utility provider requirements. Provision of street names consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
Comments:	This proposal is for a 5-lot multifamily residential and commercial subdivision on a 28.56-acre property that is part of the KCDC (Knoxville's Community Development Corporation) Western Heights community. The property's C-N (Neighborhood Commercial) zoning is pending City Council review. The proposed subdivision meets the dimensional lot standards for the C-N district. A transportation impact analysis for all phases of the Western Heights redevelopment project will be submitted for review before proceeding to the design plan phase for permitting. In 2010, 180 residential units were demolished on the Western Heights campus. An additional 64 units are proposed to be demolished in this concept plan with 180 new units proposed for development. Commercial uses are proposed in the northwest area of the property, and a Head Start school was recently developed on the northeast corner of the property.

it between W O	Idham Avenue and the proposed	extension of W Oak Hill Avenue.	These right-of-way
The property is exempt from the HP (Hillside Protection Overlay) standards because the site was all previously disturbed. The multifamily and commercial development on the subject property will not require further Planning Commission review unless a future proposed use requires special use approval.			
75 ft to 25 ft in a	a commercial zoning district becau	use of steep elevation changes, t	he amount of
Approved with (Conditions	Meeting Date:	11/9/2023
commercial zor a. There is stee southeast to the b. There are un residential land c. The purpose d. The granting	he based on the following evidence p topography on the site with an e e northwest edges. hique conditions to be considered i use, and the amount of roadway of the variation is not based exclu- of the variation will not be detrime	e of hardship. elevation change of approximatel ncluding elevation changes, a pr connections on the site. isively upon a desire for financial ental to public safety, health or we	y 100 ft from the edominantly gain. elfare, or injurious to
Approve the cor	ncept plan, subject to 8 conditions	i.	
11/9/2023	Date of Denial:	Postponements:	
Withdrawn prior to publication?: 🔲 Action Appealed?:			
LEGIS	SLATIVE ACTION AND D	ISPOSITION	
Knoxville-Knox			
	it between W O closure request The property is previously distu- require further f approval. Staff recommer 75 ft to 25 ft in a roadway conne Approve dwith O Approve the reconstruction Approve the reconstruction Approve the reconstruction b. There are un residential land c. The purpose d. The granting other property of Approve the co 11/9/2023	it between W Oldham Avenue and the proposed of closure requests will be reviewed at the December of the property is exempt from the HP (Hillside Prote previously disturbed. The multifamily and commercequire further Planning Commission review unless approval. Staff recommends approval for the requested var 75 ft to 25 ft in a commercial zoning district becaure redway connections, and the proposed developed Approved with Conditions Approve the requested variance to reduce the radio commercial zone based on the following evidence a. There is steep topography on the site with an exoutheast to the northwest edges. b. There are unique conditions to be considered i residential land use, and the amount of roadway of the yariation is not based exclued. The granting of the variation will not be detrimed other property or improvements in the neighborhol. Approve the concept plan, subject to 8 conditions 11/9/2023 Date of Denial: UEGISLATIVE ACTION AND D	previously disturbed. The multifamily and commercial development on the subject require further Planning Commission review unless a future proposed use require approval.Staff recommends approval for the requested variance to reduce the minimum int 75 ft to 25 ft in a commercial zoning district because of steep elevation changes, to roadway connections, and the proposed development on the site, which is mainly Approved with ConditionsMeeting Date:Approve the requested variance to reduce the radii of property lines and curbs at commercial zone based on the following evidence of hardship. a. There is steep topography on the site with an elevation change of approximatel southeast to the northwest edges.b. There are unique conditions to be considered including elevation changes, a pr residential land use, and the amount of roadway connections on the site. c. The purpose of the variation is not based exclusively upon a desire for financial d. The granting of the variation will not be detrimental to public safety, health or w other property or improvements in the neighborhood in which the property is locatApprove the concept plan, subject to 8 conditions.11/9/2023Date of Denial:Postponements:

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: