

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: 3-A-09-UR **Related File Number:**
Application Filed: 1/23/2009 **Date of Revision:**
Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

PROPERTY INFORMATION

General Location: Southeast side of Knoxville College Dr., southwest and northeast side of Avice Lennon St.
Other Parcel Info.:
Tax ID Number: 94 J M 004 & 094FX022 **Jurisdiction:** City
Size of Tract: 0.4 acres
Accessibility: Access is via Knoxville College Dr. and Avice Lennon St., local streets with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: Revision to the Mechanicsville Commons Residential Design Guidelines for architectural styles **Density:** 5 du/ac
Sector Plan: Central City **Sector Plan Designation:** LDR (MU - One Year Plan)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These two lots are located in the western half of the Mechanicsville Commons TND development just south of Knoxville College.

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

Street: 1012 Knoxville College Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TND-1 (Traditional Neighborhood Development)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Area rezoned to TND-1 in early 1999 with Concept Plan/Use-on-Review approval in March, 1999 and revised in November, 1999.

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 development plan and housing design for two detached houses on individual lots subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Submission of a revised development plan and building elevations addressing revisions for the driveway access and parking, landscaping, and minor revisions to the window and entry door design as discussed between the applicant and staff, subject to final approval by staff.
4. Installing all landscaping shown on the revised development plan within six months of the issuance of an occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval in the TND-1 district and the other criteria for approval of a use-on-review.

Comments: The applicant is requesting approval of a revision to the Mechanicsville Commons Design Guidelines on the residential unit design designated for these two lots. The Guidelines designation for the lot at the corner of Knoxville College Dr. and Avice Lennon St. was a two-story single-family residence in either a victorian or craftsman design. The designation for the lot on the northeast side of Avice Lennon St. was a one-and-one-half-story single-family residence in either a victorian, colonial revival or craftsman design. The applicant is proposing a one-story craftsman design residence on both lots. The residence on the corner of Knoxville College Dr. and Avice Lennon St. with include a wrap-around porch at the corner.

Staff has worked closely with the applicant to ensure that the site and housing design will complement the other houses in Mechanicsville Commons. To address the most recent discussions, a condition of the approval would be that the applicant submit a revised development plan and building elevations for Staff approval. Staff has suggested revisions to the driveway access and parking to create a more useable back yard, submission of a landscape plan, and minor revisions to the window and entry door design to reflect the craftsman design.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential units will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible with the other uses found in the area.
3. Vehicular access to the lots will be from the existing alleys which is the case for the majority of residences within the Mechanicsville Commons neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached residential units with the stated conditions meet the standards for development within the TND-1 (Traditional Neighborhood Development) district and all other requirements of the Zoning Ordinances.
2. The proposed use is consistent with the general standards for uses permitted on review: It is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the

character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan and the Central City Sector Plan propose low density residential uses for this area. The proposed detached residential units conform to the adopted plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 3/12/2009

- Details of MPC action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 3. Submission of a revised development plan and building elevations addressing revisions for the driveway access and parking, landscaping, and minor revisions to the window and entry door design as discussed between the applicant and staff, subject to final approval by staff.
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Summary of MPC action: APPROVE the development plan and housing design for two detached houses on individual lots subject to 5 conditions

Date of MPC Approval: 3/12/2009 **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: **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:**