

CASE SUMMARY

APPLICATION TYPE: PLANNED DEVELOPMENT



File Number: 4-A-20-PD **Related File Number:**
Application Filed: 3/6/2020 **Date of Revision:**
Applicant: VOLUNTEER MINISTRY CENTER, INC.

PROPERTY INFORMATION

General Location: Northeast corner of E. Fifth Ave. and Winona St.
Other Parcel Info.:
Tax ID Number: 82 P K 039 **Jurisdiction:** City
Size of Tract: 1.02 acres
Accessibility: E. Fifth Avenue is a local road with a pavement width of approximately 21 ft. and a right-of-way width of approximately 58.5 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public - quasi public land; Supportive Housing
Surrounding Land Use:
Proposed Use: Supportive Housing **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD / MU-CC4
Growth Policy Plan: Within City Limits
Neighborhood Context: This area is 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 two blocks 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: None noted for this property

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:

Gerald Green

Staff Recomm. (Abbr.):

APPROVE the preliminary plan for the VMC supportive housing development at 1501 East 5th Avenue, including approval of the three requested exceptions to the underlying zoning's dimensional and use standards, subject to the following conditions:

Staff Recomm. (Full):

1. Upon approval of the preliminary plan by City Council, a final plan shall be submitted for review and approval by the Planning Commission. The final plan shall be in substantial compliance with the approved preliminary plan.
2. The final plan shall provide site engineering details as requested by the City of Knoxville Engineering Department.
3. The final plan shall include a final landscape plan.

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 applicant has held a meeting with the community at which overviews of the development plans and the program management were provided. An initial preliminary plan was submitted for staff comment. The applicant responded to all staff comments, revising the plans as appropriate to respond to staff comments.

Zoning Exception Requests

Exceptions to the underlying zoning's dimensional and use standards may be recommended by the Planning Commissions and approved by the City Council as part of the Planned Development approval process. The applicant is requesting the following exceptions from the City of Knoxville Zoning Code:

1. An increase in the permitted density to allow 48 dwelling units
2. A reduction in the required number of off-street parking spaces from 58 spaces to 22 spaces
3. A reduction in the ground floor transparency requirements from 30% to 20%

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.

The applicant describes the community benefit, provision of affordable housing, in the project narrative. Agreements and commitments are in place to guarantee the affordability of the housing for 30 years. There is a need for affordable housing of the type proposed and the project has been endorsed by the City Administration. A number of energy efficiency features are proposed to be incorporated in the design and construction of the project.

Based on the characteristics of residents of similar projects, the potential residents of the proposed project typically will not own vehicles. The property is in close proximity to transit stops and is within walking distance of many daily needs (services, employment, recreation). The applicant has provided a letter requesting the reduction in the required number of parking spaces, detailing the justification for the requested reduction.

The requirement of minimum ground floor transparency of 30% established for the Office district is intended for non-residential buildings. A minimum transparency of 20% for street facing facades is required by Sec 9.3.1.3 of the zoning code. Based on the information provided on sheet SD-2.0 of the submitted plans, the design appears to comply with this transparency requirement.

The project appears to provide community benefits warranting the requested exceptions to the development standards of the underlying zoning. Staff recommends approval of the requested exceptions.

Action: Approved **Meeting Date:** 5/14/2020

Details of Action:

Summary of Action: APPROVE the preliminary plan for the VMC supportive housing development at 1501 East 5th Avenue, including approval of the three requested exceptions to the underlying zoning's dimensional and use standards, subject to the 3 conditions.

Date of Approval: 5/14/2020 **Date of Denial:** **Postponements:** 4/9/2020

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/16/2020

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: