

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: 4-D-10-UR **Related File Number:**
Application Filed: 2/22/2010 **Date of Revision:**
Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORP.

PROPERTY INFORMATION

General Location: Southwest side McConnell St., southeast side of Bethel Av.
Other Parcel Info.:
Tax ID Number: 95 B G 002.03 & 002.04 **Jurisdiction:** City
Size of Tract: 5.26 acres
Accessibility: Access is via McConnell St. which is a minor collector street with a pavement width of 30' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant school building and recreational space
Surrounding Land Use:
Proposed Use: Attached residential development (apartments) **Density:** 16.16 du/ac
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The predominant zoning in the area is R-1 and R-2 residential. Development in the area consists of the Walter P. Taylor Apartments and the Odd Fellows Cemetery to the north of the site and detached dwellings to the south of the site.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned RP-1 at 24 du/ac in May 2009

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 85 apartments on this site as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Constructing the proposed right turn in / right turn out driveway as shown on the development plan
4. Obtaining the needed variances from the Knoxville Board of Zoning Appeals for the driveway width and the number of parking spaces
5. Meeting all applicable requirements of the Knoxville City Arborist
6. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
7. Installation of landscaping as shown on the development plan within one year of the issuance of occupancy permits for this project
8. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90)
9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of any building permits

With the conditions noted, this plan meets the requirements of the RP-1 (Planned Residential) District and the other requirements for use on review approval.

Comments: The applicant is proposing to develop an apartment project that will contain 85 units. The project is being developed for tenancy by the elderly. The site was rezoned in 2009 to RP-1 (Planned Residential) District with a maximum density of less than 24 dwellings per acre. The development density of the currently proposed project is 16.16 dwellings per acre. The project will be located on what was part of the Eastport Elementary School campus and land adjacent to the school. The development will entail the renovation of the old school building for residential use along with the construction of new units.

Staff's primary concern regarding this project is the location of the proposed access to the development. The driveway is proposed to access McConnell St. at a location that has limited sight distance. Other driveway locations were discussed with the applicant but none were deemed acceptable due to topographic constraints or for security concerns. As a compromise, the developer has proposed to limit the access to right turn in / right turn out only. This will result in some inconvenience for the residents. However, it was noted that in a similar project located in the community that only a small fraction of the residents owned cars.

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

1. The proposed project will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed apartments will be consistent in use and density with the recent rezoning and with the existing residences in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX VILLE ZONING ORDINANCE

1. The proposed apartment development meets the standards for development within a RP-1 Zone and all other requirements of the Zoning Ordinance.

2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 non residential traffic through residential areas outside of the proposed development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the amended East City Sector Plan and Knoxville One Year Plan proposal of medium density residential uses for this property. The RP-1 zoning approved for this site will allow a density up to 24 du/ac. At a proposed density of 16.16 du/ac, the proposed development is consistent with the approved zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

Action: Approved **Meeting Date:** 4/8/2010

Details of Action:

Summary of Action: APPROVE the request for up to 85 apartments on this site as shown on the development plan subject to 9 conditions

Date of Approval: 4/8/2010 **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: