

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: TPB

Staff Recomm. (Abbr.): APPROVE the development plan for up to 241 dwelling units with a total of 728 bedrooms, 9711 square feet of accessory retail, 271 mini storage units for residents, and 802 parking spaces (includes commercial/public parking) subject to 13 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 4. Obtaining approval from the Board of Zoning Appeals (BZA) of the variances needed for the proposed subdivision of the property.
 5. Obtaining approval and recording the final plat for the resubdivision of the property.
 6. Prior to submitting an application for building permit, submit revised building floor plans and elevations to MPC Staff for review and approval. The revised plans shall address the items listed in Mike Carberry's letter to the applicant dated April 6, 2001. (See attached letter.)
 7. Prior to submitting an application for building permit, submit a revised and more detailed landscape plan to MPC Staff for review and approval. The revised landscape plan shall address the items listed in Mike Carberry's letter to the applicant dated April 6, 2001. (See attached letter.)
 8. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
 9. Meeting all applicable requirements of the Knoxville City Arborist.
 10. Prior to or with the application for a building permit, provide a copy of the site and building plans to the Knoxville Police Department for a Crime Prevention Through Environmental Design (CPTED) review.
 11. Implement the recommendations of the Traffic Impact Study prior to the issuance of occupancy permits for this project.
 12. Prior to the issuance of occupancy permits for this project, submit to MPC Staff for review and approval, a detailed proposal for handling the assignment of parking to the student residents and providing for a yearly analysis of the parking assignments for all uses.
 13. Revised development plans reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: ZONING ORDINANCE AMENDMENT. In June, 2000, the Planning Commission considered and recommended approval of an amendment to the Knoxville Zoning Ordinance that provided for high density multi-family housing in the O-2 (Civic and Institutional) District in locations that adjoin an R-3 (High Density Residential) District and are within a 1/4 mile of the University of Tennessee campus. This amendment allows for additional student housing opportunities, including accessory commercial and service type uses. The amendment was approved by City Council on July 25, 2000. This amendment also allows the Planning Commission to set the limits on area regulations for setbacks, intensity of use, usable open space, height and off-street parking. A rezoning from O-1 to O-2 was also approved on July 25, 2000 for the northern portion of the property under consideration for this Use-on-Review. The southern half was already zoned O-2. This is the first Use-on-Review application to be considered under this amended Ordinance.

REQUEST OVERVIEW. The applicant is proposing to develop a student housing project that will include 241 dwelling units with a total of 728 bedrooms, 9711 square feet of accessory retail, 271 mini storage units for residents, and a parking garage with 802 parking spaces (includes commercial parking

spaces). The site for this development is 2.512 acres of a city block that is located between Clinch Ave. and White Ave., and Sixteenth St. and James Agee St. The site covers approximately 72% of the block. The applicant is purchasing the majority of the property from Knoxville Lodge of Perfection, the owner of the Scottish Rite Temple which is located at the southwest corner of the block. The site presently serves as the parking lot for the Scottish Rite Temple and Ramsey's Cafeteria. A small lot in the northeast corner of the site, adjoining the Falafel Hut (to remain), is being purchased from the owner of the Falafel Hut.

The proposed building will be 12 stories with seven stories of dwelling units over five stories of parking. The street elevation on Clinch Ave. will be nine stories. The White Ave. elevation will be 11 stories. Vehicular and pedestrian access to the site will be from both Clinch Ave. and White Ave. To provide a more pedestrian friendly scale to the development, a small retail area of approximately 9700 square feet is being provided on the White Ave. side of the building. This retail area will include approximately 6 small shops for businesses that will cater primarily to the residents in the building. The retail area is less than 0.03% of the building area for the residential units. The Building Official will be responsible for making the determination as to whether the proposed retail and service uses are accessory uses. The Clinch Ave and Sixteenth St. sides will include 14 townhouse units with street level access. At the street level the parking in the garage will be located behind the retail and residential units. The seven residential stories will include 227 dwelling units with a total of 698 bedrooms. These units will be rented to students on a per bedroom basis. The townhouse units will be rented per unit. A total of 271 mini storage units will be available for rental by the students. Some of the amenities include an exercise room, pool room, community room and outdoor plaza areas.

FINAL PLAT / BZA VARIANCES. The applicant has submitted a final plat application for the resubdivision of the parcels into two lots, the building site and a 0.554 acre parcel for the Scottish Rite Temple. This subdivision will be before the Planning Commission on May 10, 2001. The applicant is requesting variances from the Board of Zoning Appeals (BZA) to allow for the new Scottish Rite Temple lot which will not meet all the area regulations of the Zoning Ordinance. Variances are necessary in order to allow a reduction in setbacks (street setbacks and zero setbacks along the northern and eastern property line), maximum site coverage and a temporary reduction in required parking to zero spaces during the 14-18 month construction timeframe.

PARKING. The parking garage will provide parking for the residents, Scottish Rite Temple, retail shops, and commercial/public parking. Of the total of 802 parking spaces 431 spaces will be provided for student use. This is above the minimum parking space requirement for dwellings with two or more bedrooms (375 spaces would be required). The applicant is proposing to rent the parking spaces to students with vehicles so that students without vehicles will not have to pay a higher rent. Staff has expressed concern that this may encourage students to try to find free parking on the streets instead of using the parking in the garage that is designated for their use. We have requested that the applicant set up a system for providing parking that would eliminate any impact to the already over taxed on-street parking.(See applicant's project overview.) The 14 townhouse units will be allocated 28 spaces, which is two spaces per dwelling unit. The Scottish Rite Temple will be allocated 130 parking spaces in the garage. During construction, there will be no parking on site for the Temple, and they will have to make arrangements for parking for their larger events. As previously stated, they will have to obtain a variance for that interim period. The applicant is also asking the BZA to approve the 130 spaces for the Scottish Rite Temple. The balance of the parking spaces will be used for employees for the retail shops and general commercial/public parking (for a fee). With a mix of uses on different levels of the parking garage a number of dead end parking bays are proposed. The applicant will need to revise the parking plans to allow for adequate turnarounds at the end of each drive aisle. These areas need to be clearly marked as "no parking/tow away zones".

SAFETY & SECURITY. The applicant's project overview (copy attached) provides a general review of some of the proposed safety/security measures that will be implemented for this project. Since the majority of these measures are related to building design, Staff is recommending that the applicant provide a copy of the site and building plans to the Knoxville Police Department for a Crime Prevention Through Environmental Design (CPTED) review. This should be done either prior to or at the time of the application for a building permit,

TRAFFIC IMPACT ANALYSIS. A Traffic Impact Study was prepared for this project by Barge, Waggoner, Sumner and Cannon, Inc. The report recommendations are attached. Some of the recommendations have already been addressed in the revised site plan. Staff is recommending as a condition that all the report recommendations be implemented.

PROJECT REVIEW AND RECOMMENDED CHANGES. The applicant and Staff have meet several times over the past few weeks on this project. These meetings and exchanges of ideas and suggestions have helped to improve the design of this major project. The applicant has also met with representatives of the Fort Sanders neighborhood to present their proposal and listen to neighborhood concerns. The applicant has been very receptive to the recommendations from the Staff and

neighborhood and has made a number of changes in response to those recommendations.

After reviewing the latest revised plans, Staff prepared a list of recommended changes to the landscape plan, floor plans, and building elevations. (See attached letter from Mike Carberry to Tom Brinkley.) The applicant has agreed to the recommended changes by Staff and has submitted revised elevations that have addressed Staff's concerns on the design of the east and west facing facades.

MPC Action: Approved **MPC Meeting Date:** 4/12/2001

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for up to 241 dwelling units with a total of 728 bedrooms, 9711 square feet of accessory retail, 271 mini storage units for residents, and 802 parking spaces (includes commercial/public parking) subject to 13 conditions.

Date of MPC Approval: 4/12/2001 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: