

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-F-11-UR **Related File Number:**
Application Filed: 3/22/2011 **Date of Revision:**
Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

PROPERTY INFORMATION

General Location: Northwest side of University Ave., northeast side of College St.
Other Parcel Info.:
Tax ID Number: 94 F U 022 **Jurisdiction:** City
Size of Tract: 22761 square feet
Accessibility: Access is via University Ave., a major collector street, College St. which is a minor collector street. and an adjoining alley.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Approval of the development plan and amendments to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C. **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located on the eastern side of the Mechanicsville Commons traditional neighborhood development, the south side of the Mechanicsville historic neighborhood and north of existing commercial development along Western Ave.

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

Street: 1525 University Ave
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.

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 conceptual development plan and amendments to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C subject to 8 conditions.

Staff Recomm. (Full):

1. The final development plan, documenting compliance with the Commercial Design Guidelines, shall be submitted to Planning Commission Staff for review and approval prior to issuance of any building permits.
2. Amending page 35 of the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C, by adding "An office building may also be permitted on this site meeting the building design elements identified for Commercial Site A." The amendment should be added at the end of the first section just above the "Orientation" section.
3. The applicant shall work with the City to provide adequate signage for the one-way alley.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Installation of landscaping as shown on the final development plan within six months of the issuance of occupancy permit for the development.
6. Meeting all applicable requirements of the Knoxville City Arborist.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

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

Comments: The applicant is requesting a revision to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C which is located at the northeast corner of the intersection of University Ave. and College St. The guidelines identify this site for a mixed-use site with ground floor retail and residential units on the second floor. The proposed amendment would allow an office building as an alternative use on that site subject to meeting the building design elements identified in the Commercial Site A section for an office building.

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

1. The proposed change will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed office use is compatible with the other uses found in the area.

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

1. The proposed office use meets 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 mixed uses for this area.

The proposed office use conforms to the adopted plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 4/14/2011

Details of Action:

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Summary of Action: APPROVE the conceptual development plan and amendments to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C subject to 8 conditions.

Date of Approval: 4/14/2011 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

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| 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: |