

CASE SUMMARY

APPLICATION TYPE: PLANNED DEVELOPMENT



File Number: 5-A-20-PD **Related File Number:**
Application Filed: 3/30/2020 **Date of Revision:**
Applicant: LOGAN HIGGINS

PROPERTY INFORMATION

General Location: Northeast side of Galbraith School Rd., east of Scarlett Ln.
Other Parcel Info.:
Tax ID Number: 109 K G 023 **Jurisdiction:** City
Size of Tract: 2.6 acres
Accessibility: Access is via Galbraith School Rd., a local street with a 25' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building
Surrounding Land Use:
Proposed Use: Adaptive reuse of the Galbraith School building **Density:**
Sector Plan: South City **Sector Plan Designation:** CI (Civic / Institutional)
Growth Policy Plan: N/A
Neighborhood Context: This area is developed with single-family houses in the RN-1 & RN-2 zones, and adjacent to South-Doyle Middle School in the INST zone.

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

Street: 4333 Galbraith School Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the preliminary plan for the Galbraith School Adaptive Reuse planned development, including approval of the requested exceptions to the underlying zoning's dimensional and use standards, subject to 3 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 Principal Use Standards of section 9.3 of the City of Knoxville zoning ordinance apply to all applicable uses unless otherwise specified within the Galbraith School Adaptive Reuse document.
3. No signs shall be internally illuminated and the permitted detached sign shall be no taller than 6 feet and no greater than 36 square feet in area.

Comments:

Project Description

This proposal is for an adaptive reuse of the former Galbraith School building with a mix of residential, office, commercial, and small-scale industrial uses. The goals for this Planned Development are to become a key part of commerce in South Knoxville by becoming a satellite to the existing commercial corridor of Chapman Hwy and to the proposed site of Baker Creek Bottoms; to serve the community by promoting spaces for key tenants such as artist studios, art galleries, a community center, and/or a day care; and to preserve and grow the natural landscape and become a Wildlife Habitat Certified member of the South Woodlawn Neighborhood Association.

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 existing (underlying) zoning for this property is RN-1 (Single-Family Residential Neighborhood) and in order to allow the proposed use of the site, the applicant is requesting exceptions to the RN-1 district regulations as outlined in detail in the attached Galbraith School Adaptive Reuse document.

A summary of the requested exceptions from the City of Knoxville Zoning Code is listed below:

1. Modification of the allowed uses based on the C-N district uses.
2. Modification of the dimensional standards based on the C-N district standards (see page 5 of the Preliminary Plan).
3. Modification of the design standards based on the C-N district standards (see page 6 of the Preliminary Plan).
4. Modification of the building material restrictions based on the C-N district standards (see page 6 of the Preliminary Plan).
5. Modification of the sign standards based on the C-N sign standards (see page 7 of the Preliminary Plan).

The community benefits identified by the applicant to justify the requested exceptions from the City's Zoning Code are:

1. Preservation of historic features and adaptive reuse of existing buildings.
2. Community gathering spaces and amenities including plazas, public art, formal gardens, places to congregate, and pedestrian and transit facilities.

The applicant describes the community benefits in the project overview and their response for how the Planned Development meets the seven intent statements of the planned development regulations. The proposed uses and development regulations are primarily based on the C-N (Neighborhood Commercial) zone district which is intended to be used in and adjacent to existing residential neighborhoods. The proposal will allow the reuse of the former school building in a flexible manner that

is complimentary to the surrounding neighborhood.

The Site Plan (page 9) and Floor Plan (page 10) are conceptual and will be presented in more detail during the Final Plan review process. These plans must show that the development meets the standards of the Planned Development and other applicable City zoning and land development regulations.

Because this site is located within an established residential neighborhood, staff is recommending that all signage have no internal illumination and that the permitted detached (monument) sign be no more than 6 feet tall and 36 square feet in area. This is more consistent with the standards for other non-residential uses in residential zones, however, does allow for additional attached (wall, hanging, etc.) signs that the C-N zone allows but would not be permitted in the RN-1 zone.

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

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

Details of Action:

Summary of Action: Approve the preliminary plan for the Galbraith School Adaptive Reuse planned development, including approval of the requested exceptions to the underlying zoning's dimensional and use standards, subject to 3 conditions.

Date of Approval: 6/11/2020 **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: 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: