

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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www.knoxmpc.org

File Number: 7-M-18-UR

Related File Number:

Application Filed: 5/29/2018

Date of Revision:

Applicant: JOHN SANDERS

PROPERTY INFORMATION

General Location: West side of N. Broadway, south side of Rider Ave.

Other Parcel Info.:

Tax ID Number: 69 M L 051, 053

Jurisdiction: City

Size of Tract: 0.47 acres

Accessibility: Access is via North Broadway, major arterial with 4 lanes and a center turning lane within 65-70' of right-of-way, and Rider Ave., a local street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Residential, and Parking Lot

Surrounding Land Use:

Proposed Use: Multi-dwelling structure in the C-3 and O-1 zone districts.

Density:

Sector Plan: Central City

Sector Plan Designation: MU-CC7 (Broadway Mixed Use District) & TDR (Tr

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is within the N. Broadway corridor which includes older single family and multi-family residential uses, and commercial uses, zoned R-1/NC-1, R-2/NC-1, C-3 and C-4.

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

Street: 3421 N Broadway

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) & O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property partially rezoned R-2 to O-1 in 2006 (4-K-06-RZ) and partially zoned IH-1 in 2007.

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for 10 residential units in the C-3 and O-1 zone districts, subject to 9 conditions.

Staff Recomm. (Full):

1. Installation of a bus shelter at the bus stop in front of the property in coordination with and approved by KAT.
2. Submitting elevations to MPC staff for review and approval to ensure the Broadway elevation of the building meets the transparency requirements of the C-3 development standards for multi-dwelling structures. This includes, but is not limited to, the proposal to reestablish windows in the Broadway façade and modifying the courtyard gate and fence to add transparency.
3. Meeting all requirements of the Infill Housing Committee. MPC staff may review and approve modifications to the attached plan that are based on requirements of the Infill Housing Committee.
4. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for each phase of the project.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. Obtaining any necessary zoning variances from the City of Knoxville Board of Zoning Appeals.

With the conditions noted above, this request meets all criteria for a use-on-review in the C-3 and O-1 zoning districts.

Comments:

This proposal is to rehabilitate an existing commercial structure to be used as a multi-dwelling residential structure in the C-3 and O-1 zone districts. The front portion of the property is zoned C-3 and the rear portion is zoned O-1/IH-1. Both the C-3 and O-1 zones allow multi-dwelling structures via Use on Review, which is why this project is before the Planning Commission for approval. Residential uses in the C-3 zone must also comply with the Development Standards for Multi-Dwelling Structures in C-3 and C-6 Zone Districts (Art. 5, Sec. 3.F.15). The O-1 portion of the property also has the IH-1 overlay zone and must comply with the Infill Housing Design Guidelines.

The development is taking advantage of the parking reduction of up to 20% because the property is along a KAT bus route. Because there are no nearby bus shelters along Broadway, the Planning Commission can require that a bus shelter be installed within a quarter of a mile of this location. The applicant is proposing to install a bus shelter in front of the property since there is an existing bus stop. The applicant must coordinate with KAT regarding the design and placement of the shelter.

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

1. The proposed residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development will have a density of 21 du/ac . The C-3 zone district does not have a maximum density standard but the O-1 zone allows a maximum of 24 du/ac. The number of dwelling units in the O-1 zoned portion of the property must be consistent with the maximum allowed district.
3. There will be no impact on schools under the current proposal.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the O-1 (Office, Medical and Related) zone and C-3 (General Commercial) zone requirements, including the Development Standards for Multi Dwelling Structures in the C-3 and C-6 Zone Districts. The development will also be reviewed by the Infill Housing Committee to ensure it

meets the requirements of the Infill Housing Design Guidelines.

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 since this area has a mix of uses, including office, commercial, and residential uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The property is designated MU-CC7 on the sector plan, which recommends a mix of medium density residential, office, and commercial uses. The proposed multi-dwelling development at a density of 21 du/ac is consistent with the recommendations of the Sector Plan and the C-3 and O-1 zone districts.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 7/12/2018

- Details of Action:**
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 2. Submitting elevations to MPC staff for review and approval to ensure the Broadway elevation of the building meets the transparency requirements of the C-3 development standards for multi-dwelling structures. This includes, but is not limited to, the proposal to reestablish windows in the Broadway façade and modifying the courtyard gate and fence to add transparency.
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Summary of Action: APPROVE the Development Plan for 10 residential units in the C-3 and O-1 zone districts, subject to 9 conditions.

Date of Approval: 7/12/2018 **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:**