

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: 8-J-02-UR **Related File Number:**
Application Filed: 7/10/2002 **Date of Revision:**
Applicant: PLACE COLLEGIATE PROPERTIES, LP
Owner:

PROPERTY INFORMATION

General Location: Located between 16th St., White Ave., Clinch Ave., & James Agee St.
Other Parcel Info.:
Tax ID Number: 94 M J 18, 19,20, 22 **Jurisdiction:** City
Size of Tract: 3.066 acres
Accessibility: Access is via Clinch Ave., a minor collector street with a 50' right-of-way, and White Ave., a local street with a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Parking lot and residence
Surrounding Land Use:
Proposed Use: Student housing complex with accessory commercial uses and Type A,B, & C parking **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the Fort Sanders/UT area that has developed with a mix of residential, office, mixed commercial and university uses.

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

Street: 520 sixteenth St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-2 (Civic and Institutional)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Northern half of property zoned to O-2 on July 25, 2000 (southern half already O-2).

PLAN INFORMATION (where applicable)

Current Plan Category:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the revised development plan for a student housing complex with accessory commercial uses and Type A,B, & C parking subject to 11 conditions.

Staff Recomm. (Full): This approval is for a reduction of the setback along the proposed property lines between the Place Collegiate property and Scottish Rite Temple to 0', and to allow up to 232 dwelling units, 748 bedrooms, 9711 sq. ft. of accessory retail, 202 mini storage units for residents, and 851 parking spaces (includes commercial/public parking). The recommend conditions are as follows:

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 and recording the final plat for the resubdivision of the property.
5. Any change in use of the landscape area at the northwest corner of the site shall be subject to approval by the Planning Commission as a Use-on-Review.
6. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. 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.
9. Implement the recommendations of the Traffic Impact Study prior to the issuance of occupancy permits for this project.
10. 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.
11. 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: This proposed student housing project was originally approved by the Planning Commission on April 12, 2001. For details on the request, refer to the attached staff report for Use-on-Review case file # 4-E-01-UR. This project is back before the Planning Commission for approval of a revised property boundary between the proposed Place Collegiate project and the Scottish Rite Temple, and for minor changes in the total numbers for dwelling units, bedrooms, mini storage units and parking spaces.

In the original approval, the property boundary between the two projects had a zero setback along the existing Scottish Rite Temple building (Variances had been granted by the Knoxville Board of Zoning Appeals). The new proposal is to move the zero setback line along the Place Collegiate building. Under the O-2 Zoning District, the building setbacks must be approved by the Planning Commission. With the shifting of the property line between the two projects, the landscape area located at the northwest corner of the development will now be owned by Scottish Rite Temple. An access easement will be required across this corner in order to allow access to the four townhouse units located at the end of the building. Access for the units will be provided from Clinch Ave. The landscaped area will be fenced with access being restricted.

The other minor changes to the plan include: a reduction in dwelling units from 241 to 232; increase in

the number of bedrooms from 728 to 748; reduction in the number of mini storage units for residents from 271 to 202; and an increase in the total number of parking spaces from 802 to 851. The 14 townhouse units fronting on Clinch Ave. and Sixteenth St. will still remain. Of the 851 parking spaces, Scottish Rite Temple will be allocated 170 spaces, 431 spaces will be allocated for students, and the remaining spaces will be available as commercial parking. All of these changes will occur in the previously approved building envelope.

MPC Action: Approved

MPC Meeting Date: 8/8/2002

Details of MPC action: This approval is for a reduction of the setback along the proposed property lines between the Place Collegiate property and Scottish Rite Temple to 0', and to allow up to 232 dwelling units, 748 bedrooms, 9711 sq. ft. of accessory retail, 202 mini storage units for residents, and 851 parking spaces (includes commercial/public parking). The recommend conditions are as follows:

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9. Implement the recommendations of the Traffic Impact Study prior to the issuance of occupancy permits for this project.
10. 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.
11. 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.

Summary of MPC action: APPROVE the revised development plan for a student housing complex with accessory commercial uses and Type A,B, & C parking subject to 11 conditions.

Date of MPC Approval: 8/8/2002

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: