

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

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-SB-17-C **Related File Number:**  
**Application Filed:** 7/3/2017 **Date of Revision:**  
**Applicant:** CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

### PROPERTY INFORMATION

**General Location:** Southeast side of Martin Luther King Jr. Blvd., southwest side of McConnell St., northwest side of Kenner Ave., and northeast side of S. Kyle St.

**Other Parcel Info.:**

**Tax ID Number:** 95 B F 022 **Jurisdiction:** City

**Size of Tract:** 11.69 acres

**Accessibility:** Access is via Martin Luther King, Jr. Blvd., a three lane, major collector street with a 40' pavement width within a 70' right-of-way, McConnell St., a minor collector street with 24' of pavement width within a 55' right-of-way, Kenner St., a local street with 18' pavement width within an 40' right-of-way, and S. Kyle St., a local street with a 32' pavement width within a 50' right-of-way .

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Multi-dwelling residential

**Surrounding Land Use:** North: Residences and vacant land - R-2 (General Residential) & C-3 (General Commercial)  
South: Cemetery and vacant land - R-1 (Low Density Residential) and R-2 (General Residential)  
East: Five Points, Phase 2 - R-2 (General Residential)  
West: Vacant land - R-1 (Low Density Residential)

**Proposed Use:** Multi-dwelling Subdivision **Density:**

**Sector Plan:** Central City **Sector Plan Designation:**

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

**Neighborhood Context:**

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

**Street:** 304 S Kyle St

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:**

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Five Points, Phase 3

No. of Lots Proposed: 6                      No. of Lots Approved: 6

Variations Requested:

1. Reduce the pavement width for Road A, a local street, from 26' to 24'.
2. Reduce the pavement width for Road B, a local street, from 26' to 24'.
3. Reduce the pavement width for the realigned Kenner Ave., a local street, from McConnell St. to S. Kyle St., from 26' to 24'.
4. Reduce the required minimum right-of-way width from the centerline of Martin Luther King Jr. Ave. from 35' to the minimum distances identified on the concept plan of 29.79' and 31.41'.

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 variances 1-4 because of the existing site conditions and the City of Knoxville's approval of the reduced pavement width within the Five Points redevelopment area.

APPROVE the concept plan subject to 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks as identified on the concept plan and meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time of the street improvements.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Civil & Environmental Consultants, Inc., dated October 4, 2017 and as revised and approved by the Knoxville Department of Engineering and Planning Commission staff.
6. The final plat shall identify any required sight distance easements for the proposed intersections as required by the Knoxville Department of Engineering.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-2 (General Residential) District.

Comments: This proposal is Phase 3 of the Five Points Revitalization effort by the Knoxville Community Development Corporation, which includes improvements to existing roads, the installation of new road segments, and the creation of 6 lots from 1 larger lot. The street improvements include the following: 1) Realignment of Keener Ave. between S. Kyle St. and McConnell St., a new street connection between Martin Luther King Jr. Ave. and Kenner Ave. (Road A), and a new street connection between McConnell St. and Road A. Sidewalks are proposed along all street frontages.

KCDC developed a Master Plan for the area, which included an extensive public input process, to determine how to improve their housing and better integrate the development into the surrounding community. The property is zoned R-2 so the housing development portion of this project does not require Planning Commission review.

Action: Approved

Meeting Date: 11/9/2017

Details of Action:

Summary of Action: APPROVE variances 1-4 because of the existing site conditions and the City of Knoxville's approval of the reduced pavement width within the Five Points redevelopment area.

APPROVE the concept plan subject to 7 conditions:

**Date of Approval:**

11/9/2017

**Date of Denial:**

**Postponements:**

8/10/2017-  
10/12/2017

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knox County Chancery Court

**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:**