



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 8-D-07-UR

AGENDA ITEM #: 65

AGENDA DATE: 8/9/2007

▶ **APPLICANT:** TRICIA STUTH & TED SHELTON

OWNER(S): TRICIA STUTH & TED SHELTON

TAX ID NUMBER: 81 M R 017

JURISDICTION: City Council District 4

▶ **LOCATION:** North side of Gill Ave., east side of Stewart St.

▶ **APPX. SIZE OF TRACT:** 0.26 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Gill Ave., and Stewart St., both local two-lane streets with 20' pavements within 40' rights-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Three residential structures with a total of 5 dwelling units.

HISTORY OF ZONING: Property was rezoned to RP-1 (24 du/ac) in April of 2007 (4-R-07-RZ/4-D-07-PA).

SURROUNDING LAND USE AND ZONING: North: Residences / O-1 (Office, Medical & Related Services) & C-3 (General Commercial)

South: Residences / C-3 (General Commercial)

East: Residences / C-3 (General Commercial)

West: Residences & Vacant / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This historic residence is part of an older mixed use business/residential area that has occurred under C-3 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 5 dwellings in the RP-1 (Planned Residential) zoning district, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Installing landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
5. Meeting all setbacks as shown on the development plan and as approved by the Knoxville Board of Zoning Appeals.

With the conditions noted, this plan meets the requirements for approval of a use-on-review in the RP-1 zoning district.

COMMENTS:

The applicant is proposing to redevelop this property with three residential structures as they existed in the early 1900's. There is an existing house located on the property that contains two residential units. This structure will remain and two new structures are being proposed, one which will contain one residential unit and one which will contain two residential units. There will be a total of five residential units located in the three structures. Due to the size of the lot, the applicant was required to receive a number of subdivision and zoning variances. MPC approved four variances at the 5/10/2007 meeting (5-SJ-07-F). The Knoxville Board of Zoning Appeals approved two variances at the 7/19/2007 meeting to reduce the periphery boundary setback and reduce the minimum required parking space (7-F-07-VA). The applicant has also received a Certificate of Appropriateness from the Historic Zoning Commission regarding this request on 7/20/2007.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed duplexes and residence will place minimal additional demand on schools and streets.
3. The proposed development is consistent with the existing use of the site and other uses found in the area.

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

1. The proposed residential structures, with the approved subdivision and zoning variances are consistent with all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 proposed use will not significantly injure the value of adjacent property. The proposal will allow for redevelopment which is consistent with the historical character of the subject property. The use will not draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes general commercial, office, and medium density residential uses for this property.
2. The Central City Sector Plan proposes low density residential use for this area.
2. The current RP-1 zoning of the property permits consideration of up to 24 residential units per acre on this property.

ESTIMATED TRAFFIC IMPACT: 5 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Beaumont Elementary, Vine Middle, and Austin East High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



8-D-07-UR
 USE ON REVIEW



Three residential structures with a total of 5 dwelling units. in RP-1
 (Planned Residential)

Original Print Date: 07/26/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Tricia Stuth & Ted Shelton

Map No: 81

Jurisdiction: City



General Notes

TEB HELTON
REGISTERED ARCHITECT
CONTRACT NO. 10800-28
STATE OF TENNESSEE
26 July 2007

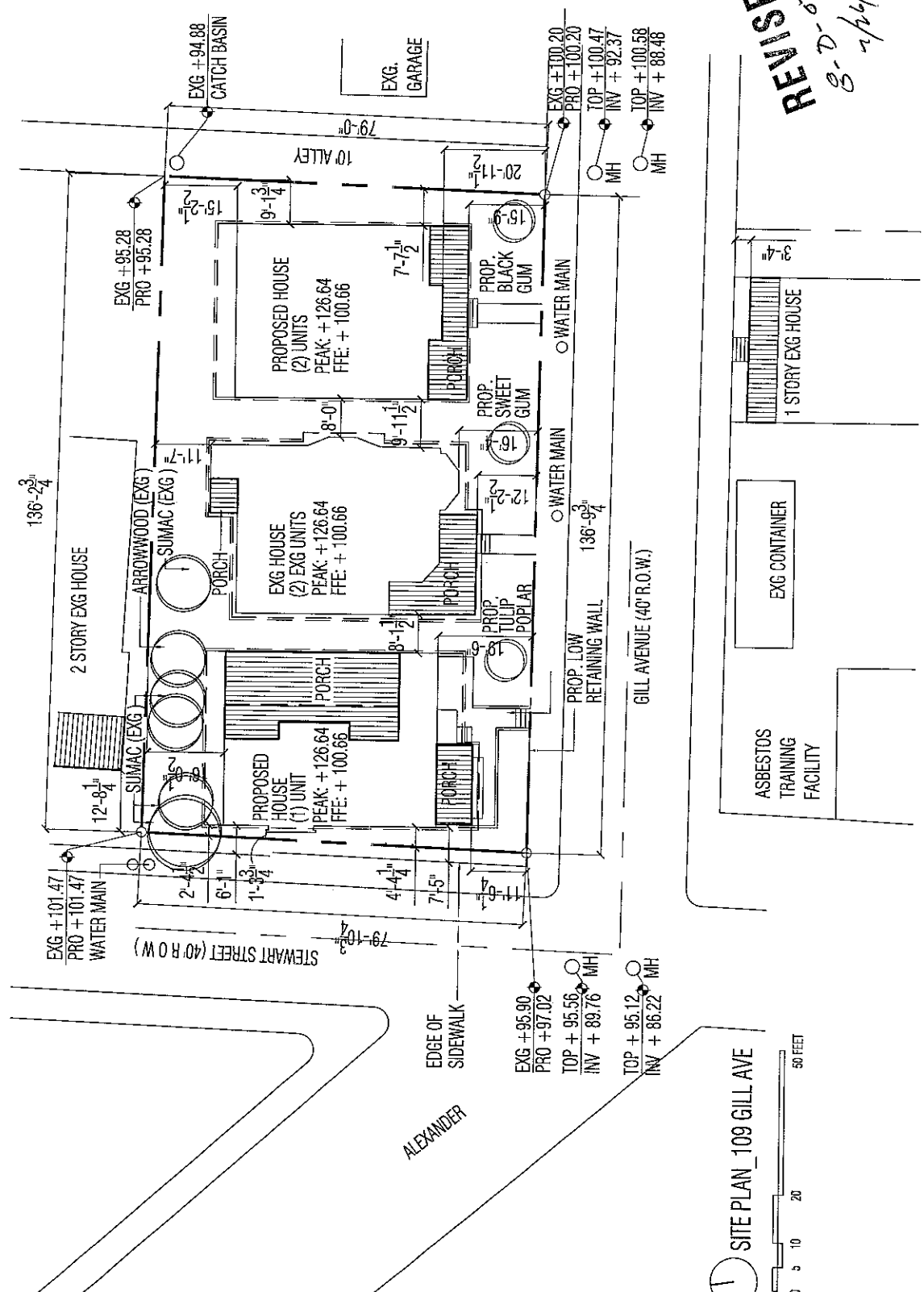
No.	Revision/Change	Date

Site Name and Address
CURB
105 A GILL AVE
KNOXVILLE TN
37917

Project Name and Address
GHOST HOUSE
109 GILL AVE
KNOXVILLE TN
37917

Date
26 JUL 2007

Scale
2" = 10'
1" = 25'



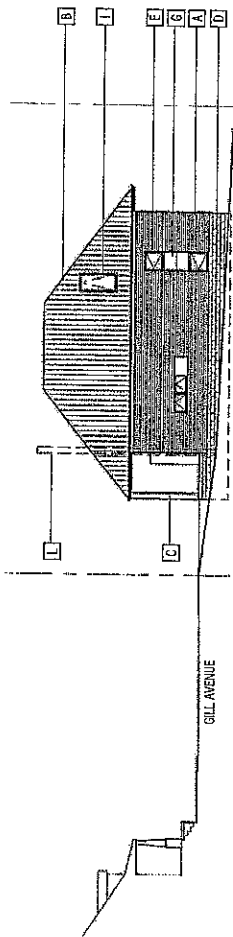
General Notes

No.	Description	Date

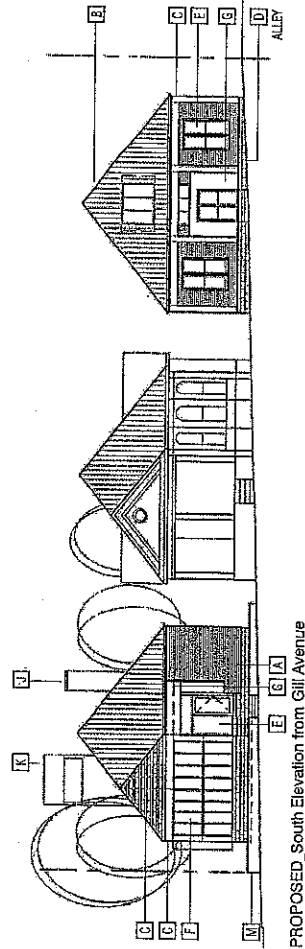
Firm Name and Address
CURB
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 KNOXVILLE TN
 37917

Project Name and Address
GHOST HOUSE
 109 GILL AVE
 KNOXVILLE TN
 37917

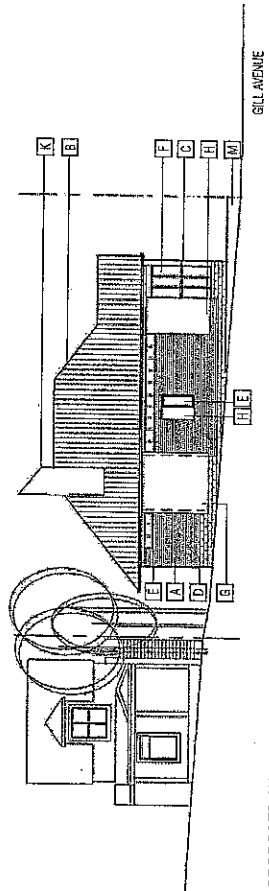
Date: 19 JUN 2007
 Sheet: A-2
 Scale: 1" = 250'



PROPOSED_East Elevation from alley



PROPOSED_South Elevation from Gill Avenue



PROPOSED_West Elevation from Stewart Street

Material Legend:

- A horizontal lap wood siding, painted
- B metal roofing with 4" half-round gutters and round downspouts
- C wood trim, painted
- D smooth-faced concrete masonry, exposed
- E wood window system
- F operable window wall
- G accent siding, smooth metal panel
- H operable shutter on sliding track, smooth metal panel
- I operable skylight
- J fireplace chimney
- K stack ventilation chimney with solar hot water panel mounted to roof, metal panel siding
- L power pole, existing
- M planter/retaining wall

Elevation Notes:

i. Several elements of the proposed structures are designed to align with the existing house. These include the fascias of the hip roofs (plan and elevation); the peaks of the hip roofs (elevation); and the finish floor elevations. The principle entry facade set back of the existing house also aligns with the entries of the two proposed structures.

PROPOSED SITE ELEVATIONS
 109 Gill Avenue, Knoxville

8-D-07-UR

General Notes

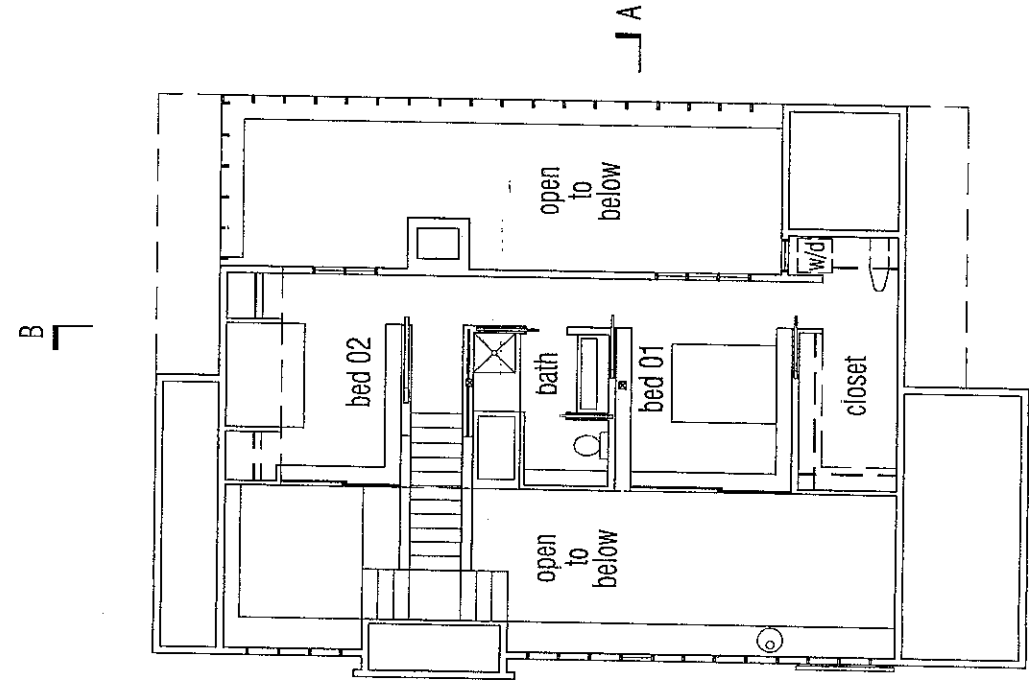
No.	Revised/Added	Date

Firm Name and Address
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 37917

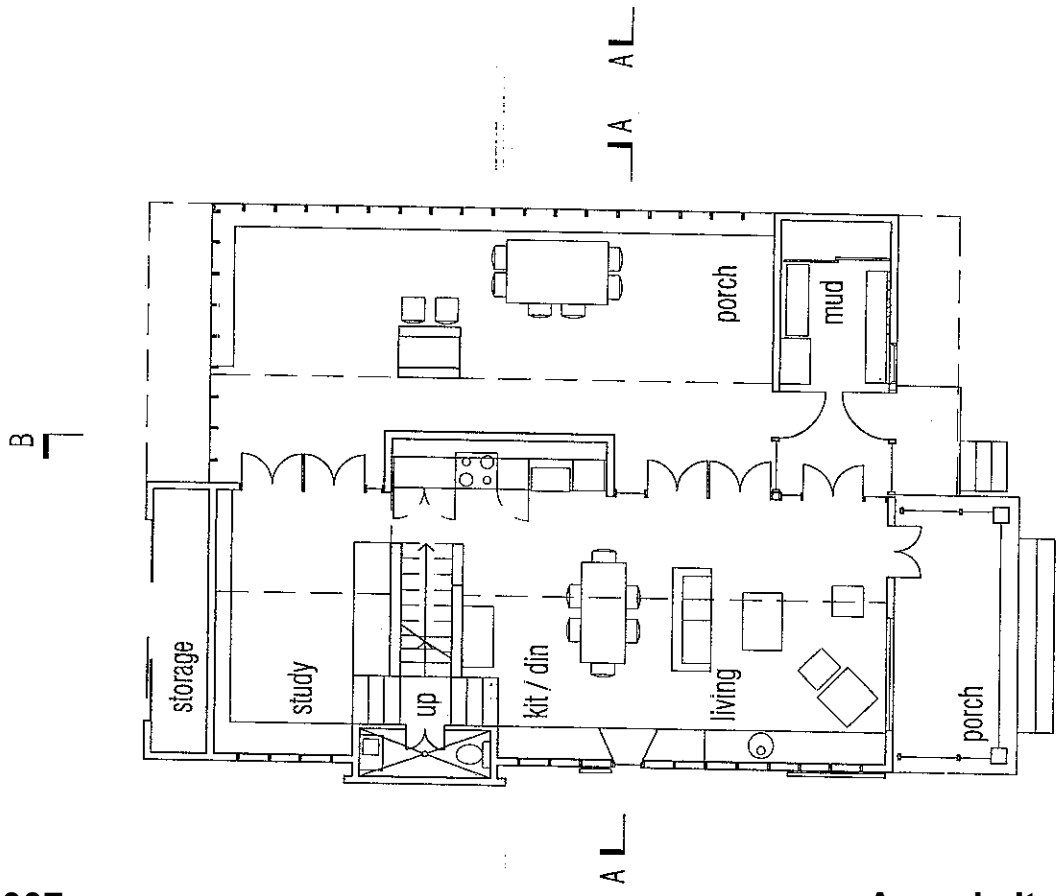
Project Name and Address
 GHOST HOUSE
 109 GILL AVE
 KNOXVILLE TN
 37917

Plot
 19 JUN 2007
 Scale
 $\frac{1}{8}'' = 1'$

Sheet
 A-3

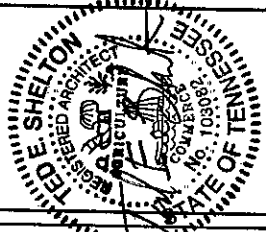


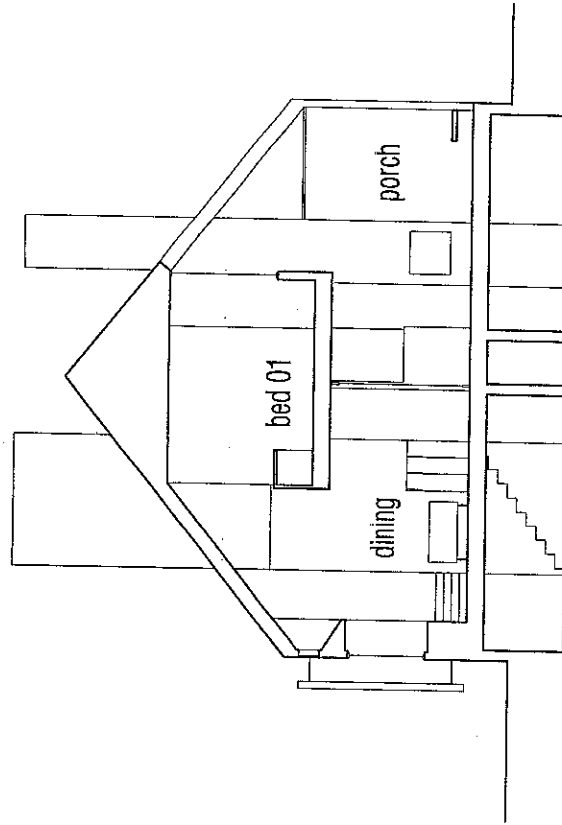
single family upper level plan B



single family main level plan B

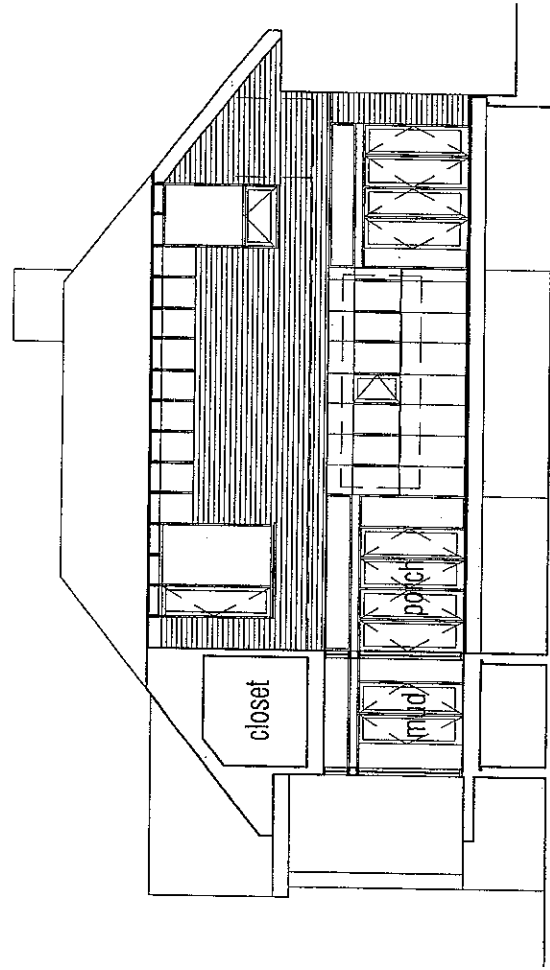
8-D-07-UR

	No.	Revision/Name	Date
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Project Name and Address GHOST HOUSE 109 GILL AVE KNOXVILLE TN 37917			
Date 19 JUN 2007	Sheet A - 4	Scale 1/8" = 1'	



single family section A-A

8-D-07-UR

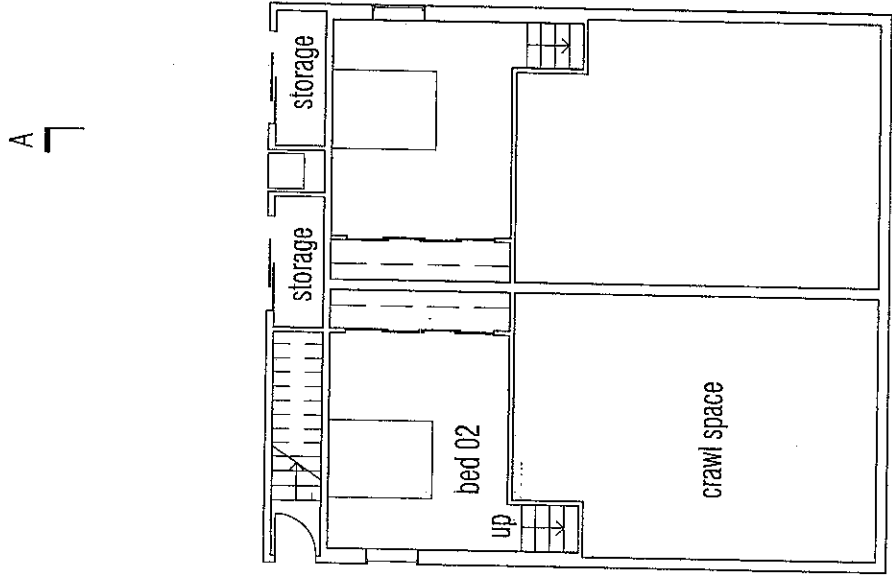


single family section B-B

8-D-07-UR

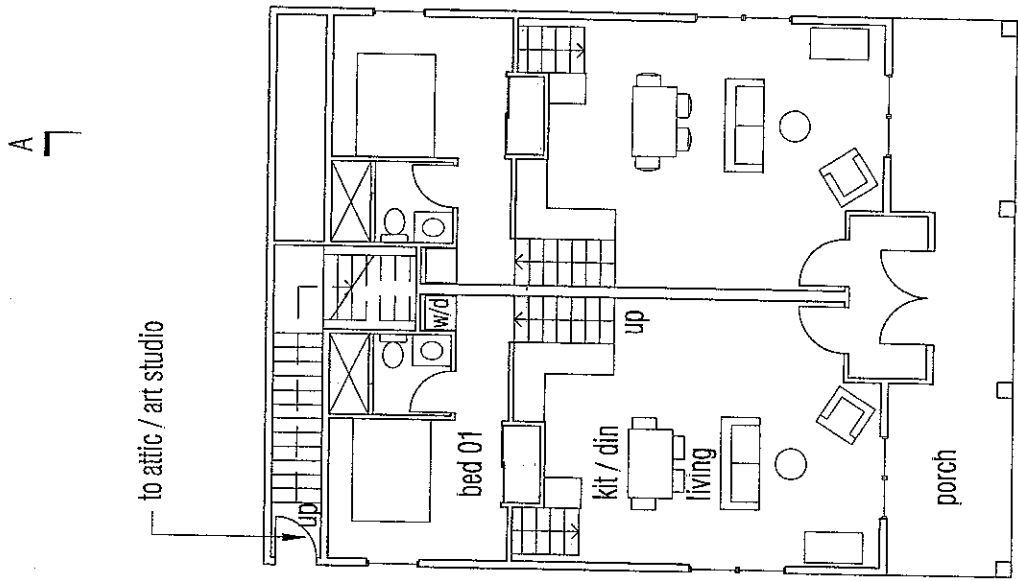
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No.	Revised/Issue	Date							
<p>Firm Name and Address CURB 105 A GILL AVE KNOXVILLE TN 37917</p>		<p>Project Name and Address GHOST HOUSE 109 GILL AVE KNOXVILLE TN 37917</p>							
<p>Date 19 JUN 2007 SEP</p>		<p>Sheet A - 5 1/1 = 1'</p>							

	No.	Revision/Scale	Date
Firm Name and Address CURB 105 A GILL AVE KNOXVILLE TN 37917			
Project Name and Address GHOST HOUSE 109 GILL AVE KNOXVILLE TN 37917			
Date 19 JUN 2007	Sheet A - 6	Scale $\frac{1}{8}'' = 1'$	



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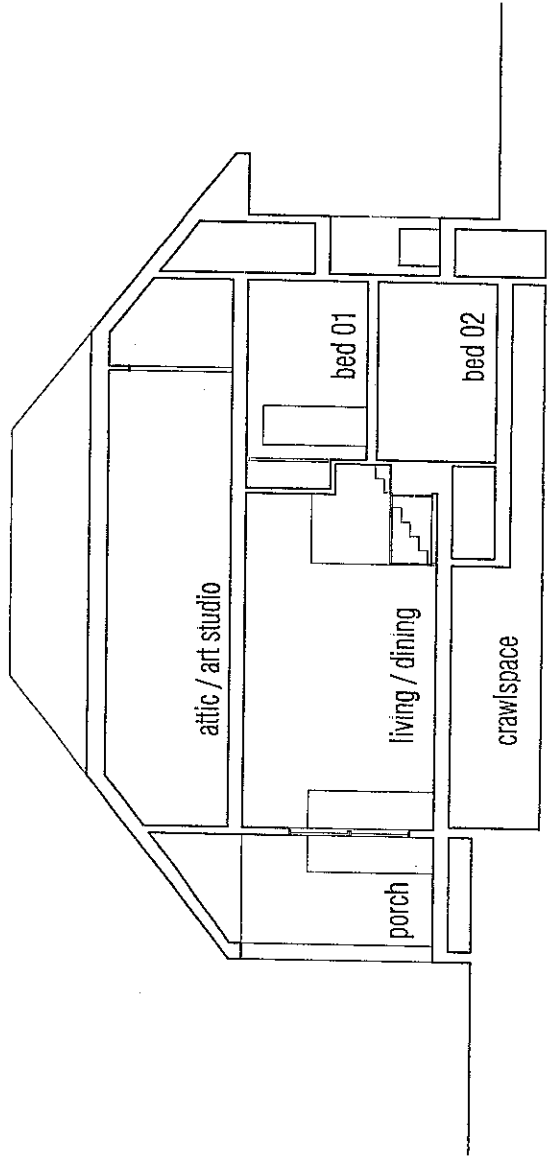
duplex lower level plan



duplex main level plan

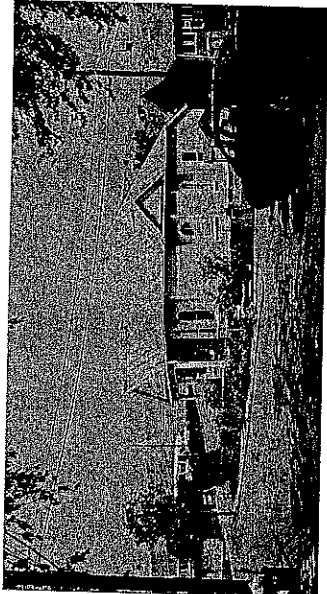
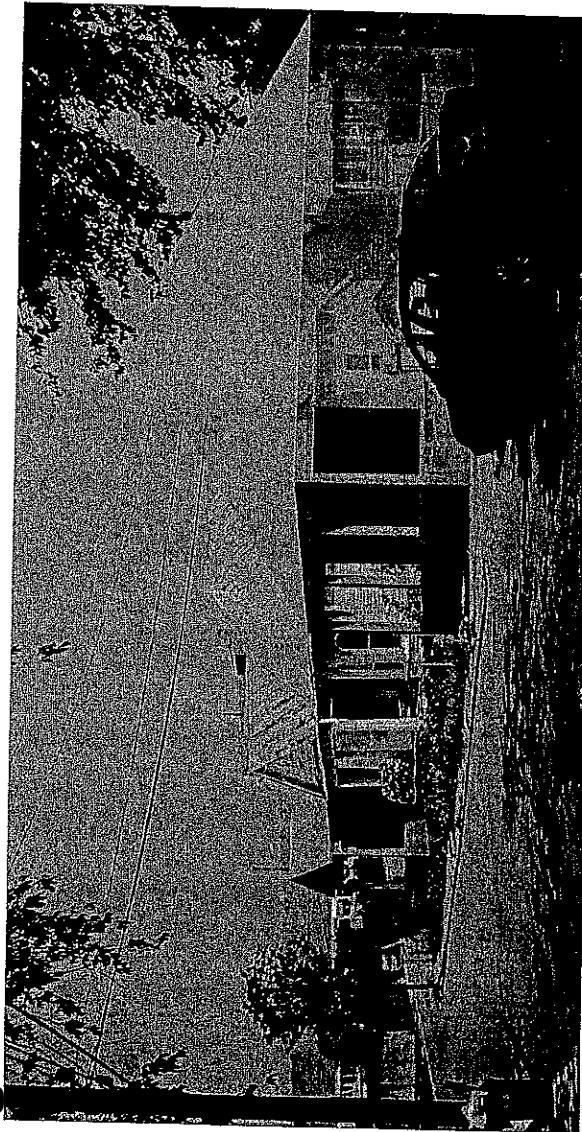
8-D-07-UR

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No.	Revised/Issue	Project Name and Address GHOST HOUSE 109 GILL AVE KNOXVILLE TN 37917
		Date 19 JUN 2007
		Sheet A - 7
		Scale $\frac{1}{8}'' = 1'$



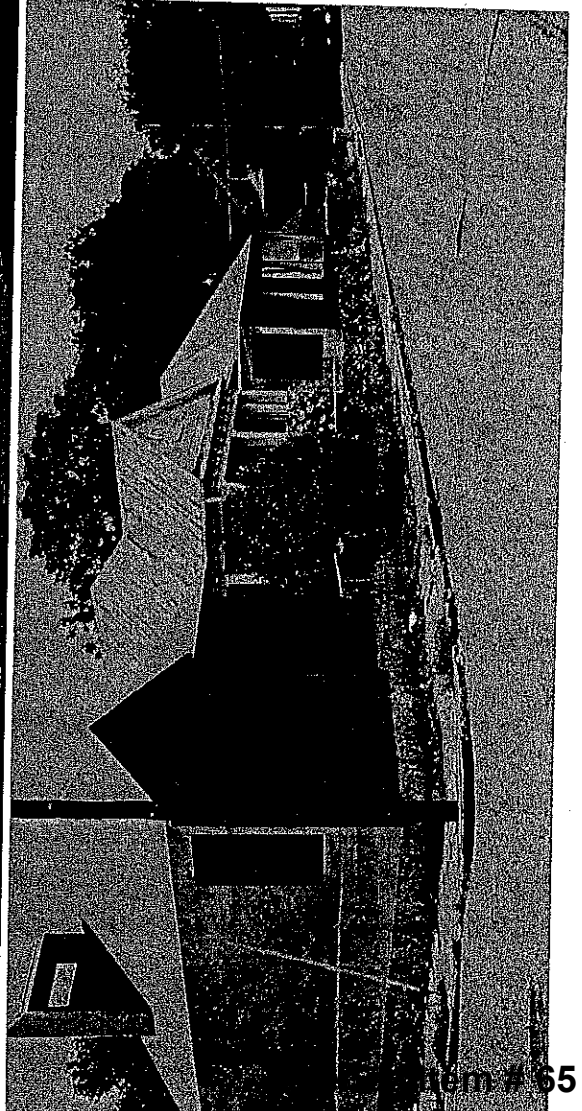
duplex section A-A

8-D-07-UR



VIEW FROM GILL AND IRWIN LOOKING WEST

above: existing house and lot
left: proposed massing of existing house with new structures sited to approximate historic Sanborn Plan of 1917



VIEW FROM GILL AND STEWART LOOKING EAST

above: existing house and lot
left: proposed massing of existing house with new structures sited to approximate the historic Sanborn Plan of 1917

8-D-07UR

General Notes

No.	Revised/Issue	Date

Plot Name and Address
CURB
105 A GILL AVE
KNOXVILLE TN
37917

Project Name and Address
GHOST HOUSE
109 GILL AVE
KNOXVILLE TN
37917

Sheet
A-8
Date
19 JUN 2007
Scale
1/2"