

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

► **FILE #:** 2-G-09-UR

**AGENDA ITEM #:** 59

**AGENDA DATE:** 2/12/2009

► **APPLICANT:** KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

OWNER(S): DON PETERSON KCDC

TAX ID NUMBER: 94 G D 12, 13 & 14

JURISDICTION: City Council District 6

► **LOCATION:** Northwest side of Knoxville College Dr., southwest side of Reynolds St.

► **APPX. SIZE OF TRACT:** 20000 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Knoxville College Dr., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **ZONING:** TND-1 (Traditional Neighborhood Development)

► **EXISTING LAND USE:** Vacant lots

► **PROPOSED USE:** Amendment to the Mechanicsville Commons Master Plan for three detached residences

8.75 du/ac

HISTORY OF ZONING: Area rezoned to TND-1 in early 1999 with Concept Plan/Use-on-Review approval in March, 1999 and revised in November, 1999. The last revision was on March 8, 2006 (see Comments section).

SURROUNDING LAND USE AND ZONING: North: Vacant / R-2 (General Residential)  
 South: Vacant / TND-1 (Traditional Neighborhood Development)  
 East: Residences / TND-1 (Traditional Neighborhood Development)  
 West: Residences / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This site is located along the western boundary of the Mechanicsville Commons TND development just south of Knoxville College.

**STAFF RECOMMENDATION:**

► **APPROVE the development plan and housing design for three detached houses on individual lots subject to 7 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Submission of a revised development plan addressing revisions for the driveway access and parking, residential unit designations, landscaping and final lot configuration as discussed between the applicant and staff, subject to final approval by staff.

4. Installing all landscaping shown on the revised development plan within six months of the issuance of an occupancy permit for this project.
5. Installing all sidewalks as shown on the revised development plan pursuant to the requirements of the Knoxville Department of Engineering.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Approval of a Final Plat for the resubdivision of the property.

With the conditions noted, this plan meets the requirements for approval in the TND-1 district and the other criteria for approval of a use-on-review.

#### **COMMENTS:**

**PLAN REVISIONS:** Changes have been made to the development plan for this project after distribution of the agenda packet for the Planning Commission's February 12, 2009 meeting. The number of proposed residential units has been reduced from four to three due to grading issues. Access for parking for each lot has been changed from the dead-end alley to driveway access directly from Knoxville College Dr. (See attached development plan). Staff is still working with the applicant on the final details of this revision, so a condition of the approval would be that the applicant submit a revised development plan for Staff approval. By eliminating the access from the alley, the concept plan (required for alley improvements) submitted for the Planning Commission's March 12, 2009 meeting is no longer required.

On March 8, 2006, the Planning Commission approved a revision to the Mechanicsville Commons Design Guidelines, specifically the Land Use, Parks and Open Space, and Building Types Plans. The site that is now before the Planning Commission was designated in the revised guidelines for low density residential use subject to a use-on-review approval of the development plan and housing design by the Planning Commission. Staff has worked closely with the applicant to ensure that the site and housing design will complement the other houses in Mechanicsville Commons.

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

1. The proposed detached residential units will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible with the other uses found in the area.
3. Vehicular access to this project will be via an alley off of Reynolds St. subject to approval by the Knoxville Department of Engineering.

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

1. The proposed detached residential units meet the standards for development within the TND-1 (Traditional Neighborhood Development) district and all other requirements of the Zoning Ordinances.
2. The proposed use is consistent with the general standards for uses permitted on review: It 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 use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Knoxville One Year Plan and the Central City Sector Plan propose low density residential uses for this area. The proposed detached residential units conform to the adopted plans.

#### **ESTIMATED TRAFFIC IMPACT 41 (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: 1 (public and private school children, ages 5-18 years)**

Schools affected by this proposal: Maynard Elementary, Bearden Middle, and West 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.