



**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 four 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 four detached houses on individual lots subject to 6 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. Installing all landscaping shown on the development plan within six months of the issuance of an occupancy permit for this project.
4. Installing all sidewalks as shown on the development plan pursuant to the requirements of the Knoxville

Department of Engineering.

5. Meeting all applicable requirements of the Knoxville Department of Engineering.

6. Approval of a Concept Plan and Final Plat for the resubdivision of the property and improvements to the alley, including the addition of an adequate public turnaround.

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:

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.

Vehicular access for each lot will be from the alley as is the case for most of the homes in Mechanicsville Commons. Since the alley is presently unimproved and a dead-end alley, a concept plan is required to address the design of the alley improvements including a public turnaround area. The applicant has submitted applications for the concept plan and final plat for consideration by the Planning Commission at the March 12, 2009 meeting.

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 54 (average daily vehicle trips)

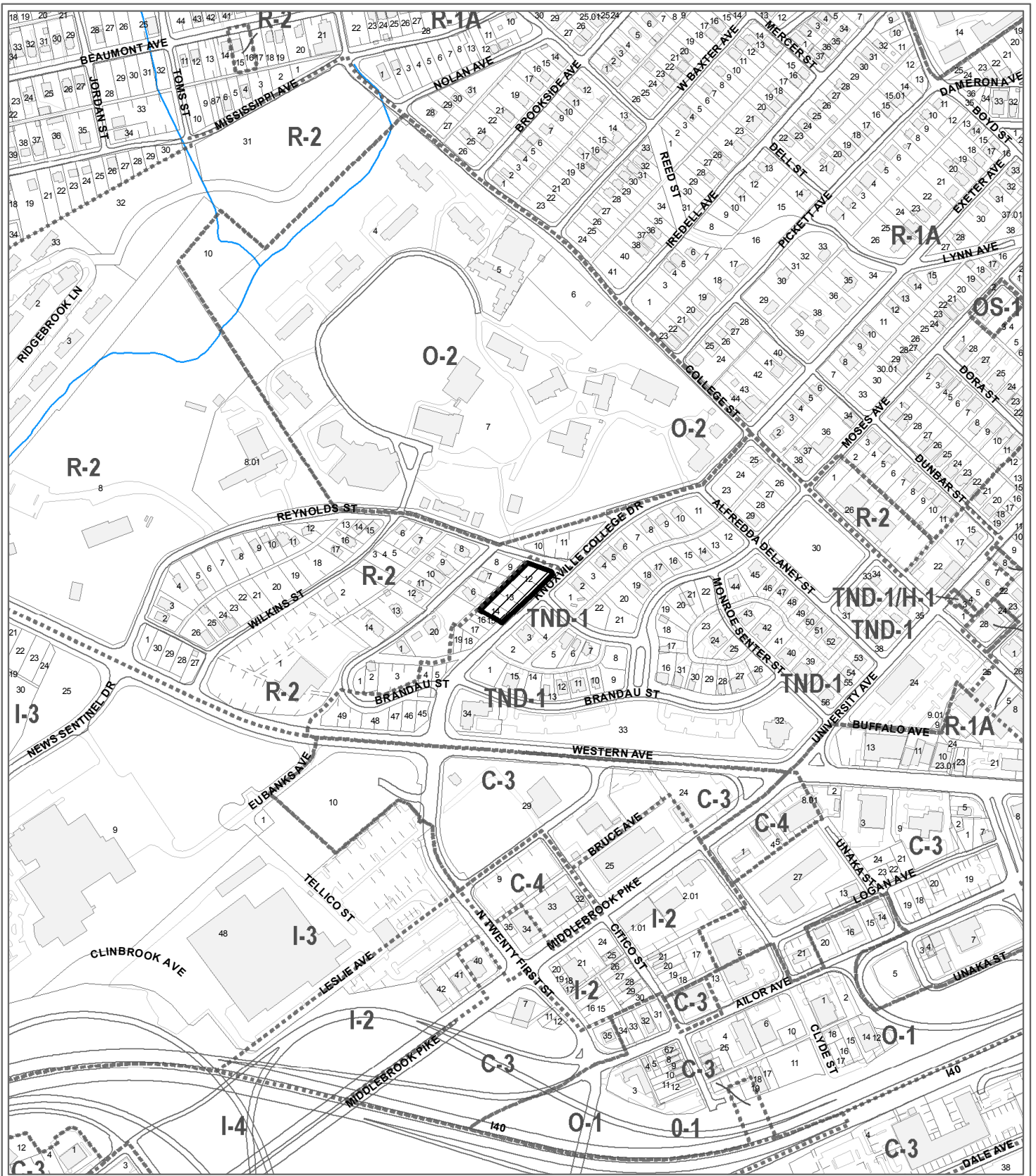
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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)

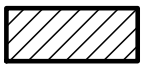
Schools affected by this proposal: Maynard Elementary, Bearden Middle, and West High.

- 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.



**2-G-09-UR
USE ON REVIEW**



Amendment to the Mechanicsville Commons Master Plan for four detached residences in TND-1 (Traditional Neighborhood Development)

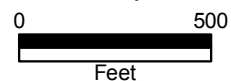
Original Print Date: 1/23/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

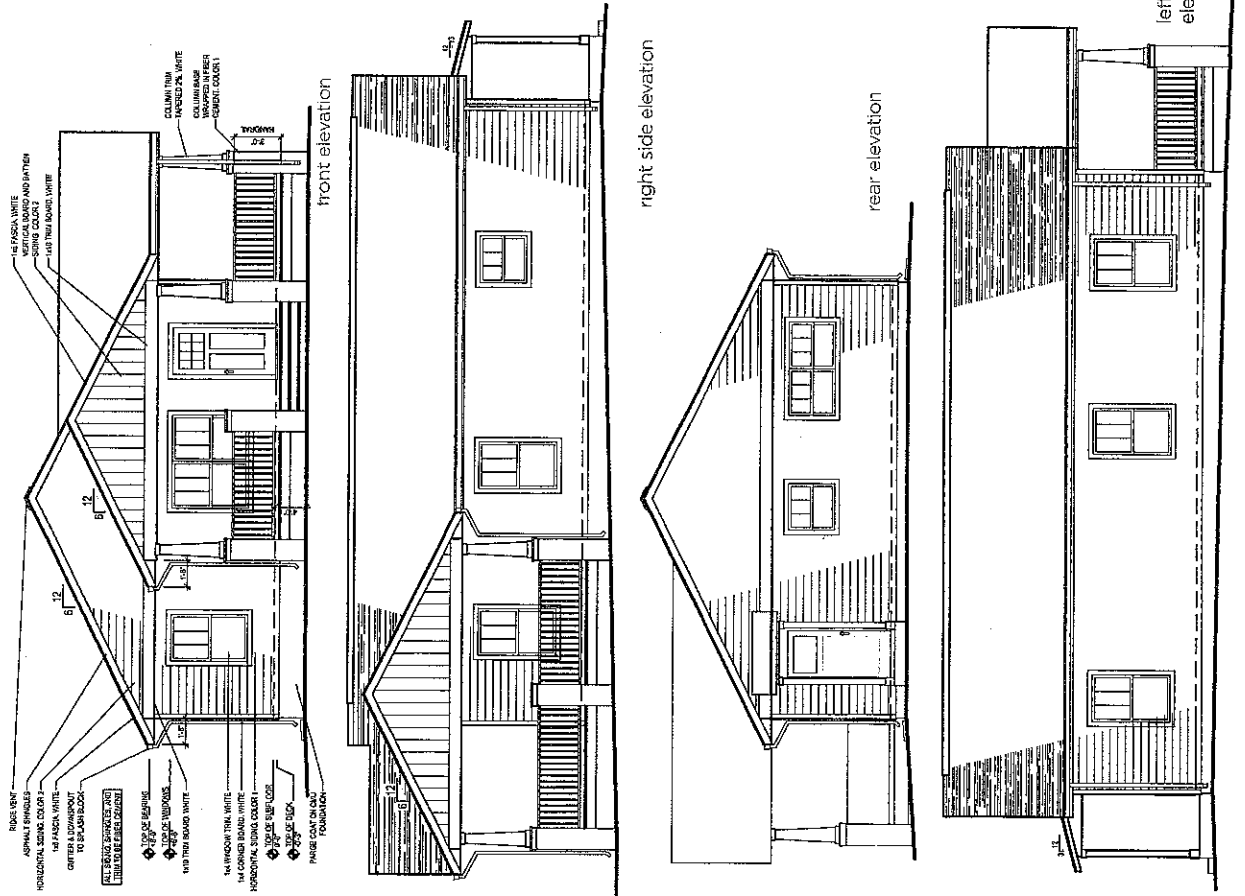
Revised:

Petitioner: Knoxville Community Development Corporation

Map No: 94

Jurisdiction: City

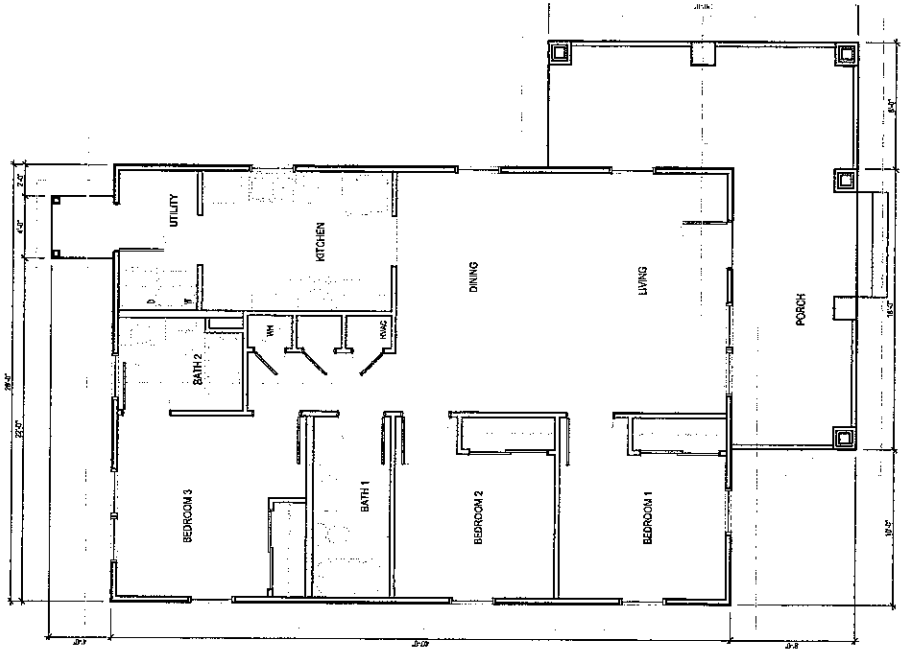




house colors

door color

1) Antiquity - SW 6402
 2) Colonial Revival Green Stone - SW 2826
 3) Aurora Brown - SW 2837



2-G09-UR

plan - LOT 338R

plans and elevations scale 1/8"=1'-0"

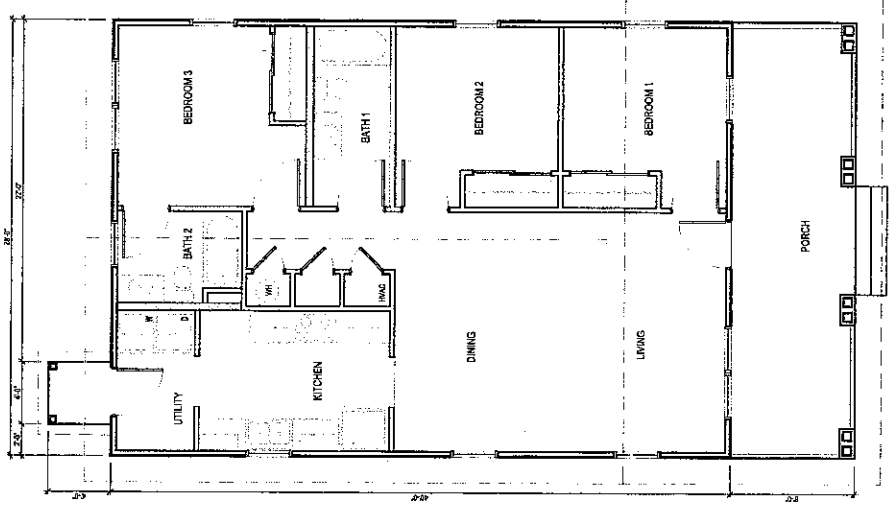
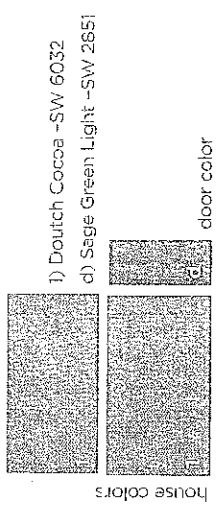
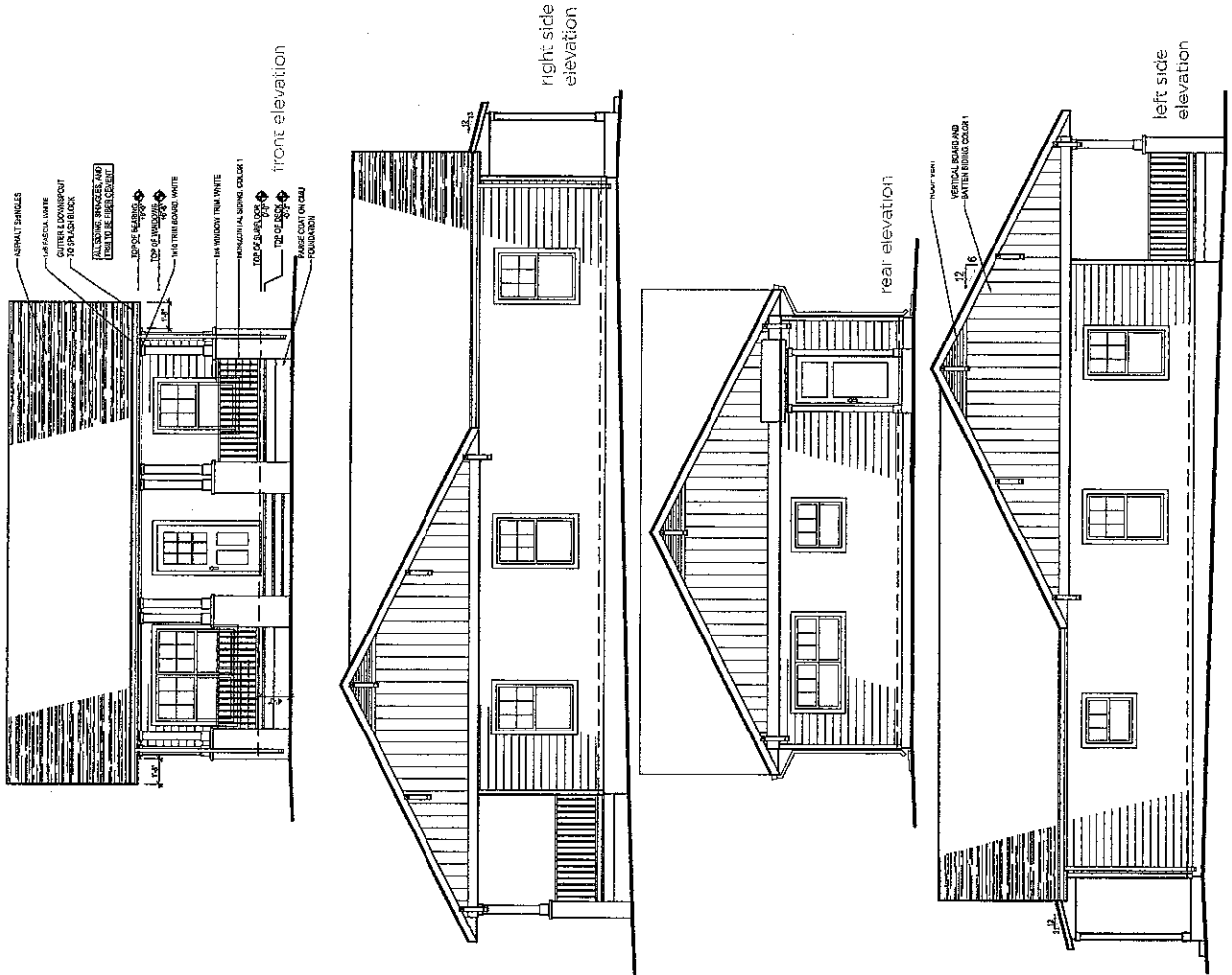
Knoxville College Dr. Houses

Habitat for Humanity

01/20/09



130 W Jackson Ave, Suite 101
 Knoxville, TN 37902
 T 865 525 9066 F 865 525 2277



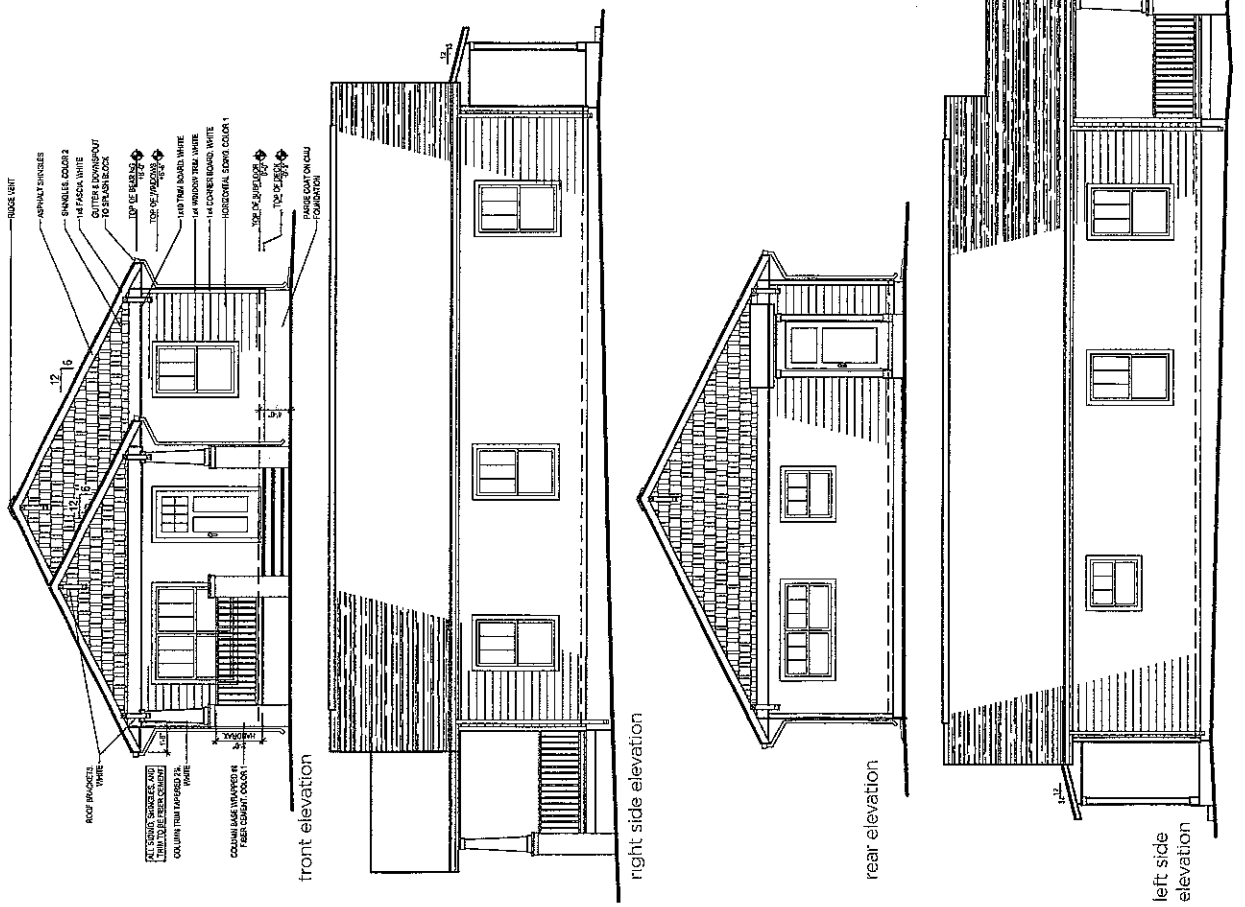
plan - LOT 339R 2-G-09-UK

plans and elevations scale 1/8"=1'-0"

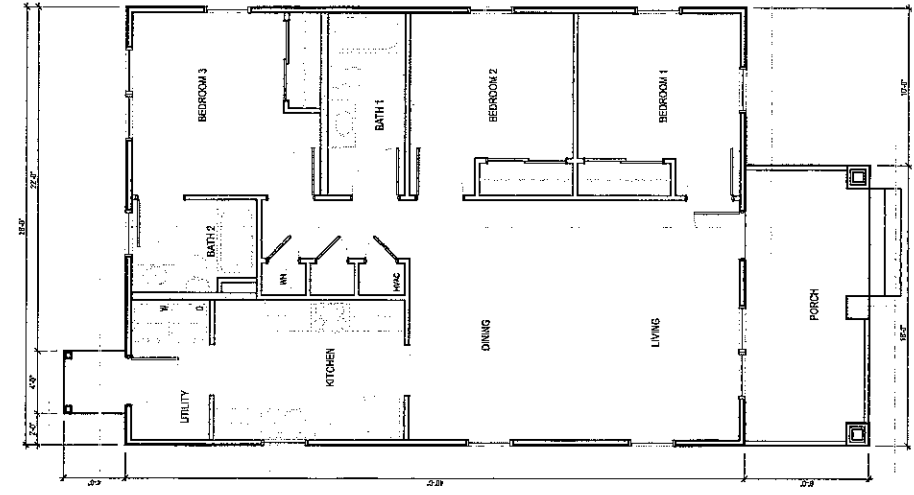


130 W Jackson Ave Suite 101
 Knoxville, TN 37902
 t 865 525 9066 f 865 525 2277

Knoxville College Dr Houses
 01/20/09
 Habitat for Humanity



- house colors
- 1) Harvester -SW 6373
 - 2) Renwick Golden Oak -SW 2824
 - d) Quixotic Plum -SW 6265
- door color



plan - LOT 340R 2-C-09-DR

130 W Jackson Ave, Suite 101
 Knoxville, TN 37902
 † 865 525 9066 † 865 525 2277



Knoxville College Dr Houses
 Habitat for Humanity
 01/20/09

plans and elevations
 scale 1/8"=1'-0"

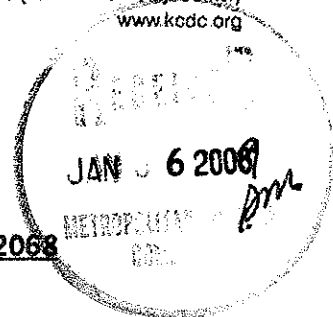


2-6-09-UR

ALVIN J. NANCE, Executive Director/CEO

901 Broadway, N.E. • Knoxville, TN 37917-6699
865.403.1100 • Fax 865.403.1117
800.848.0298 (Tennessee Relay Center)
www.kcdc.org

January 6, 2009



Metropolitan Planning Commission
400 Main Avenue
Knoxville, Tennessee 37902

VIA FACSIMILE 215.2068

RE: Application For Use On Review For Knoxville Habitat For Humanity

To Whom It May Concern:

Please accept this letter as an authorization for Knoxville Habitat For Humanity to submit a Use On Review Application in our name. This application pertains to lots 12, 13 and 14 denoted as 338R, 339R, 340R and 342R in the Mechanicsville Area on Knoxville College Drive. KCDC is a governmental agency for the City of Knoxville.

If you should have any questions or comments, please do not hesitate to contact this office.

Sincerely,

Donald D. Peterson
Vice President Development

DDP:jl

cc: Danny Mitchell, KHFH
Tom PFalzer, KHFH
Mike Carberry, MPC

Knoxville's Community Development Corporation