



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 1-SD-09-C

AGENDA ITEM #: 14

AGENDA DATE: 1/8/2009

▶ **SUBDIVISION:** WORLD'S FAIR PARK, LOTS 8R-2 & 8R-3 (VICTORIAN HOUSES)

▶ **APPLICANT/DEVELOPER:** KINSEY PROBASCO HAYS

OWNER(S): Victorian Houses KPH LLC

TAX IDENTIFICATION: 94 L L 4.02 & 4.03

JURISDICTION: City Council District 1

▶ **LOCATION:** East side of Eleventh St., north side of Clinch Ave.

SECTOR PLAN: Central City

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

WATERSHED: Second Creek

▶ **APPROXIMATE ACREAGE:** 1.024 acres

▶ **ZONING:** C-2 (Central Business District) / H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Existing Victorian houses

▶ **PROPOSED USE:** Existing Victorian houses on individual lots and parking lot

SURROUNDING LAND USE AND ZONING:
North: Parking lot / C-2 (Central Business District)
South: Worlds Fair Park / C-2 (Central Business District)
East: Fort Kid, Knoxville Museum of Art and Candy Factory Bldg / C-2 (Central Business District) & C-2 (Central Business District) / H-1 (Historic Overlay)
West: Hotel and mixed residential / R-3 (High Density Residential)

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Barge Waggoner Sumner & Cannon

ACCESSIBILITY: Access is via Eleventh St. a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Reduction of corner radii at intersection of Joint Permanent Easement and Eleventh St., from 75' to 0'.
2. Approval of a Joint Permanent Easement not meeting public street design standards.
3. Reduction of the standard utility and drainage easements to 0' along all property lines.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).

3. Providing the required striping for the four parallel parking spaces on the Joint Permanent Easement (JPE) in front of Lots 8R-2R4 & 8R-2R5 and providing the no parking signs in the turnaround area at the end of the JPE.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and common area.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
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.

COMMENTS:

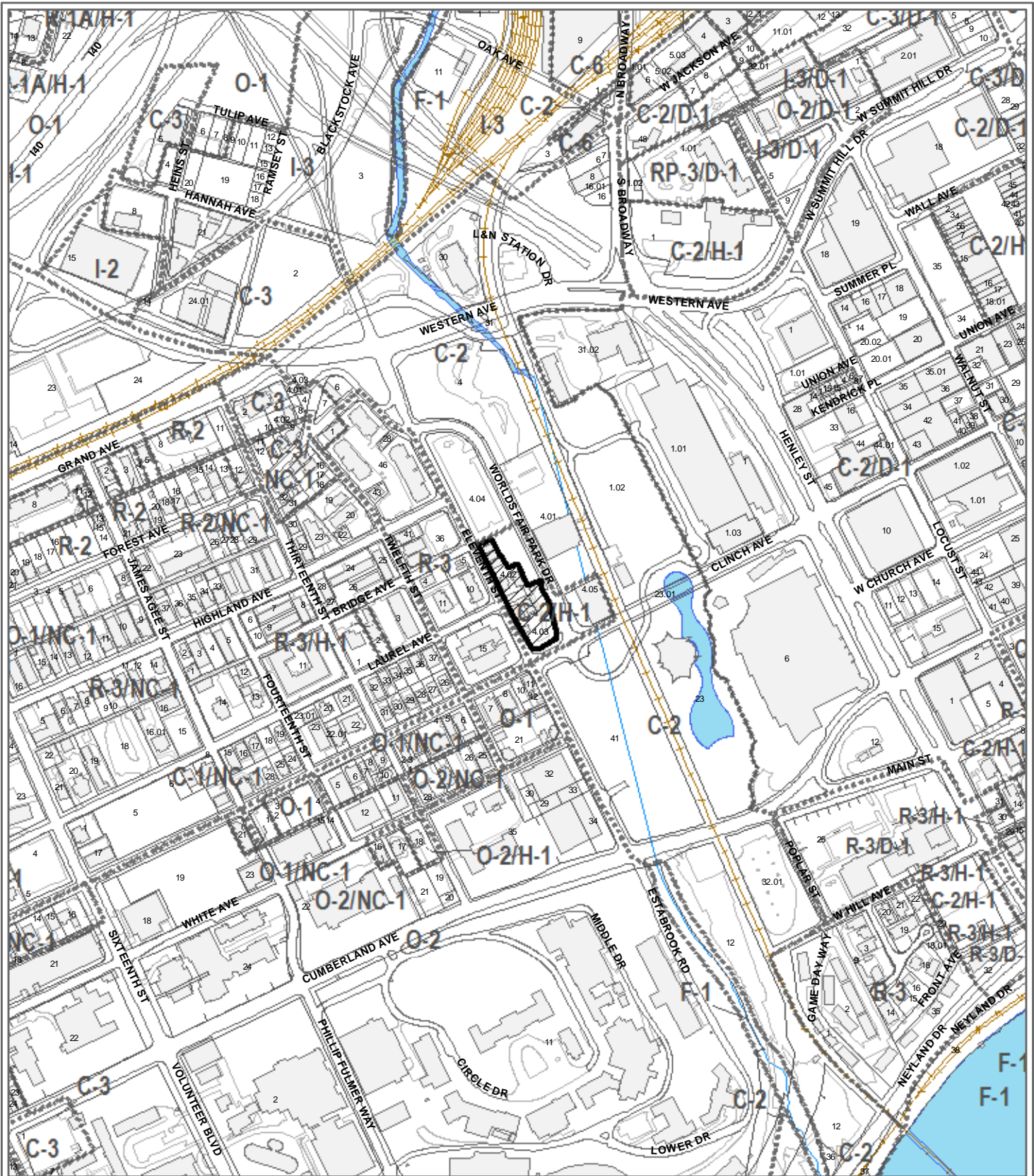
The applicant has submitted a concept plan for the proposed resubdivision of two lots within the World's Fair Park subdivision that includes the seven existing Victorian houses. The subdivision will create a lot for each of the existing Victorian houses with an eighth lot located at the northeast corner of the intersection of Clinch Ave. and Eleventh St. which will be a parking lot for the proposed lofts at the Candy Factory site.

The proposed lots which are zoned C-2 (Central Business District) have zero setback requirements along the side and rear lot lines and a 5' setback along the street frontage only for the first floor. There is no required on-site parking within the C-2 District. Four of the proposed lots will have frontage along a Joint Permanent Easement (JPE). Four parallel parking spaces will be provided along the JPE. The eastern end of the existing pavement for the JPE will include no parking signage to allow for a turnaround area so vehicles will not have to back out onto Eleventh St.

ESTIMATED TRAFFIC IMPACT: Not calculated.

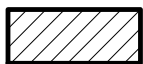
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**1-SD-09-C
CONCEPT PLAN**

Subdivision: World's Fair Park, Lots 8R-2 & 8R-3 (Victorian Houses)



Approval of Concept Plan

Map No: 94
Jurisdiction: City

Original Print Date: 12/31/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

