

▶ **FILE #:** 3-A-09-UR

**AGENDA ITEM #:** 63

**AGENDA DATE:** 3/12/2009

▶ **APPLICANT:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

**OWNER(S):** DON PETERSON KCDC

**TAX ID NUMBER:** 94 J M 004 & 094FX022

**JURISDICTION:** City Council District 6

▶ **LOCATION:** Southeast side of Knoxville College Dr., southwest and northeast side of Avice Lennon St.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via Knoxville College Dr. and Avice Lennon St., local streets 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:** Revision to the Mechanicsville Commons Residential Design Guidelines for architectural styles

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**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.

**SURROUNDING LAND USE AND ZONING:** North: Vacant lots / TND-1 (Traditional Neighborhood Development)

South: Residences / TND-1 (Traditional Neighborhood Development)

East: Residences / TND-1 (Traditional Neighborhood Development)

West: Residences / TND-1 (Traditional Neighborhood Development)

**NEIGHBORHOOD CONTEXT:** These two lots are located in the western half of the Mechanicsville Commons TND development just south of Knoxville College.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan and housing design for two detached houses on individual lots subject to 5 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 and building elevations addressing revisions for the driveway access and parking, landscaping, and minor revisions to the window and entry door design 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. Meeting all applicable requirements of the Knoxville Department of Engineering.

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:**

The applicant is requesting approval of a revision to the Mechanicsville Commons Design Guidelines on the residential unit design designated for these two lots. The Guidelines designation for the lot at the corner of Knoxville College Dr. and Avice Lennon St. was a two-story single-family residence in either a victorian or craftsman design. The designation for the lot on the northeast side of Avice Lennon St. was a one-and-one-half-story single-family residence in either a victorian, colonial revival or craftsman design. The applicant is proposing a one-story craftsman design residence on both lots. The residence on the corner of Knoxville College Dr. and Avice Lennon St. will include a wrap-around porch at the corner.

Staff has worked closely with the applicant to ensure that the site and housing design will complement the other houses in Mechanicsville Commons. To address the most recent discussions, a condition of the approval would be that the applicant submit a revised development plan and building elevations for Staff approval. Staff has suggested revisions to the driveway access and parking to create a more useable back yard, submission of a landscape plan, and minor revisions to the window and entry door design to reflect the craftsman design.

#### **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 the lots will be from the existing alleys which is the case for the majority of residences within the Mechanicsville Commons neighborhood.

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

1. The proposed detached residential units with the stated conditions 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.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 28 (average daily vehicle trips)

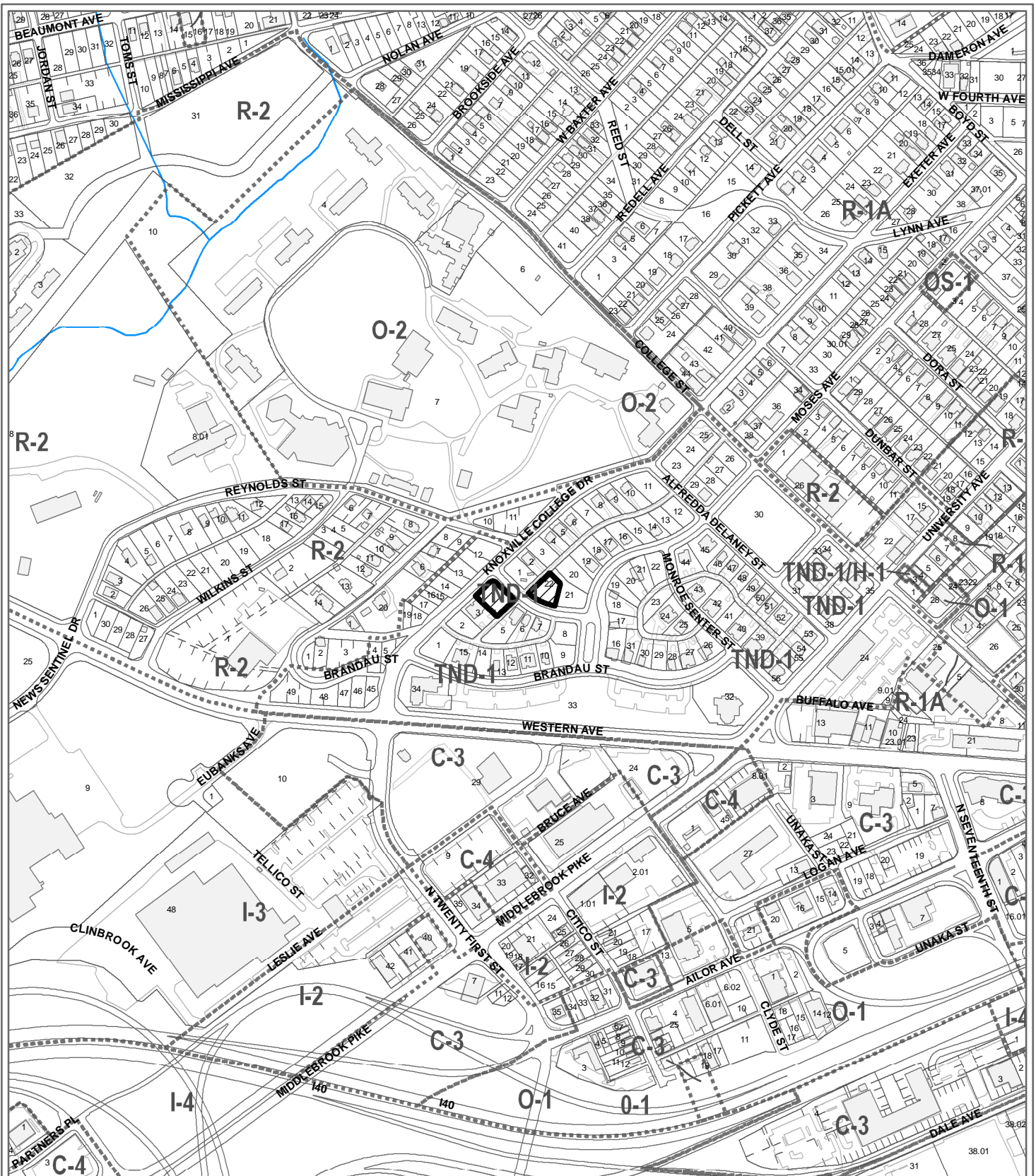
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**3-A-09-UR  
USE ON REVIEW**



Revision to the Mechanicsville Commons Residential Design Guidelines for architectural styles in TND-1 (Traditional Neighborhood Development)

Original Print Date: 2/27/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Knoxville's Community Development Corporation

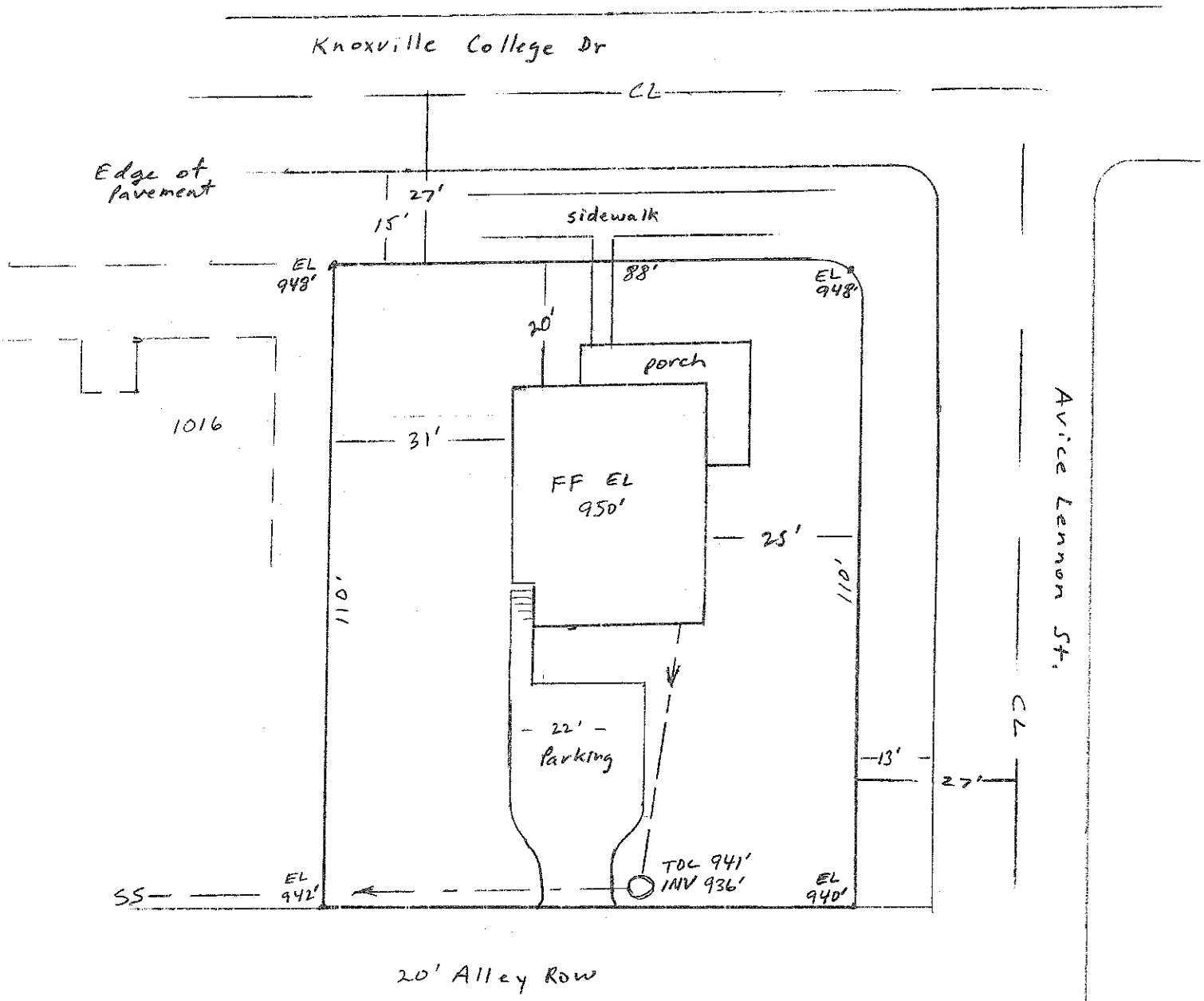
Map No: 94

Jurisdiction: City



**Plot Plan  
Single Family Dwelling**

3-A-09-UR

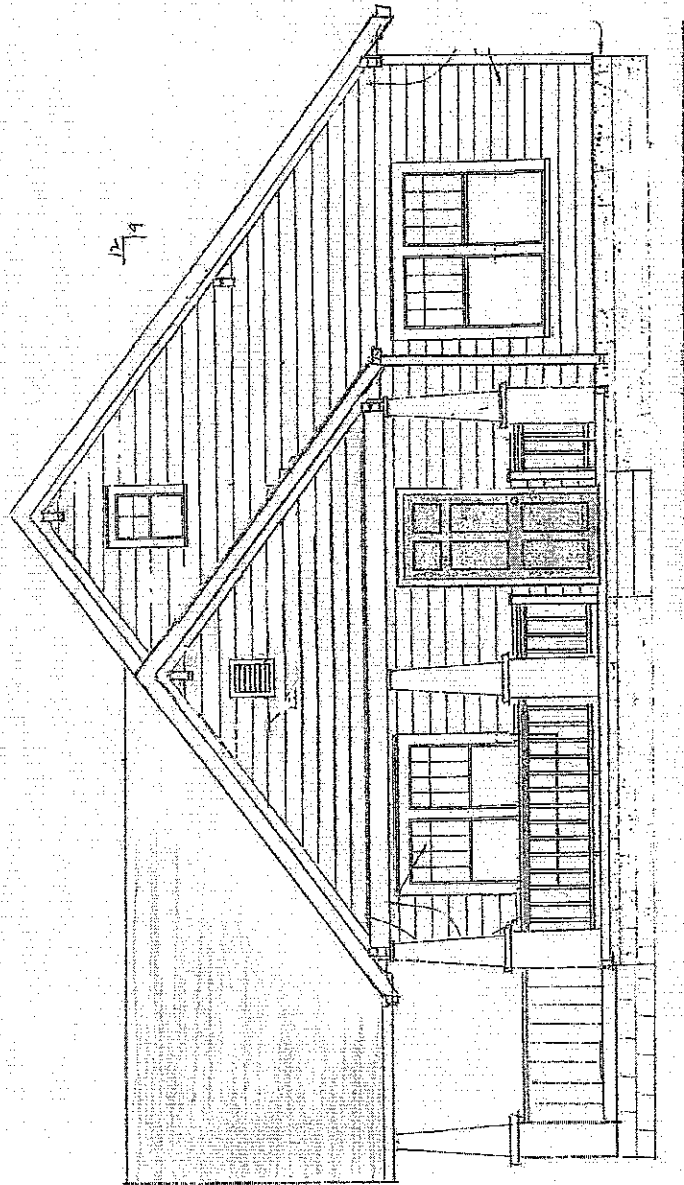


**REVISED**  
2-20-09

1012 Knoxville College Dr / Mechanicsville Commons Sub	
Lot 12 / CLT 094JM004 / Ward 21	
Knoxville, Knox County, Tennessee	
scale 1"=25'	by Steve Pearson

MPC March 12, 2009

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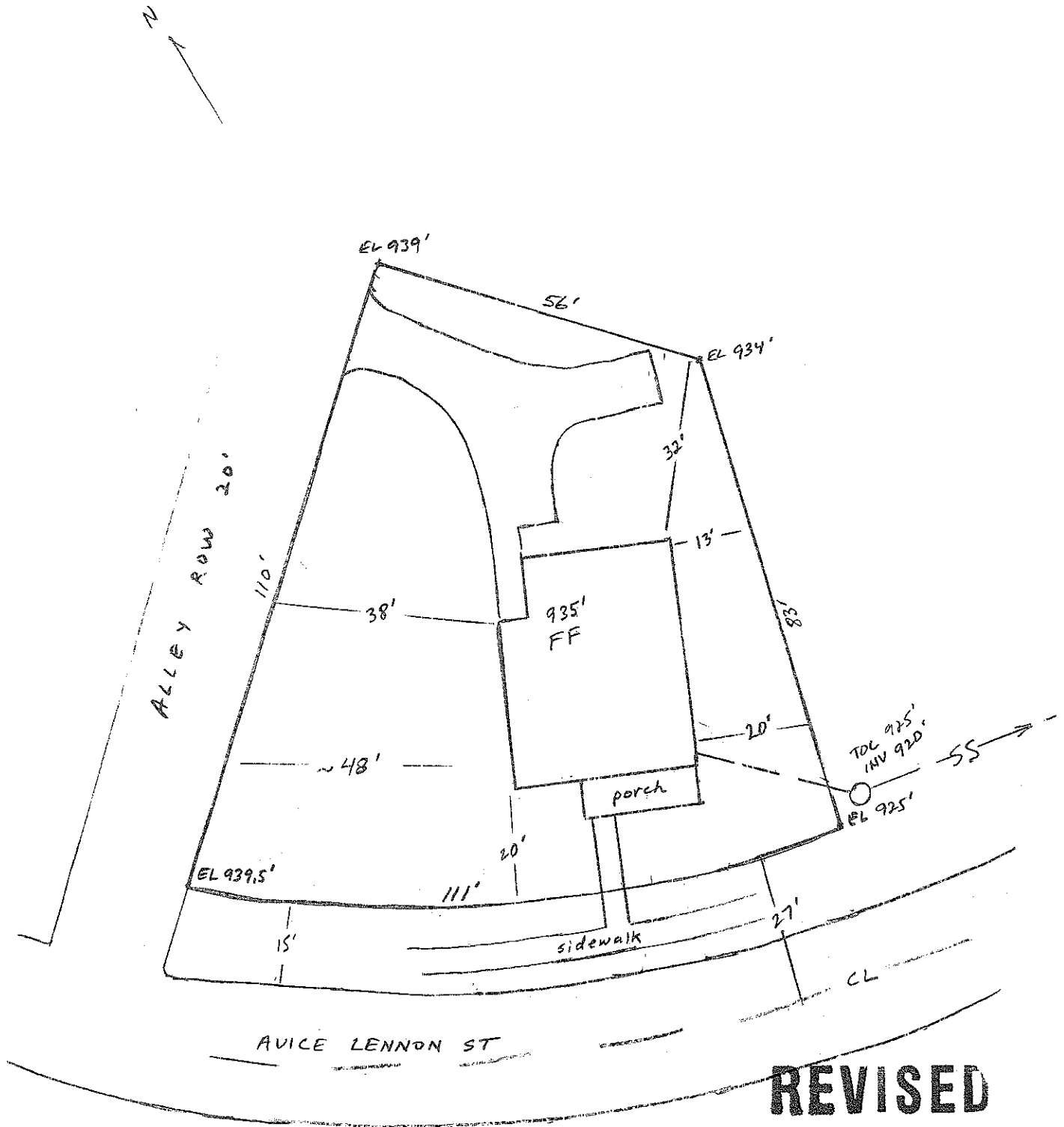


3-A-09-UR

1012 KNOXVILLE COLLEGE DR.

**Plot Plan  
Single Family Dwelling**

3-A-09-UR



**REVISED**

2-20-09

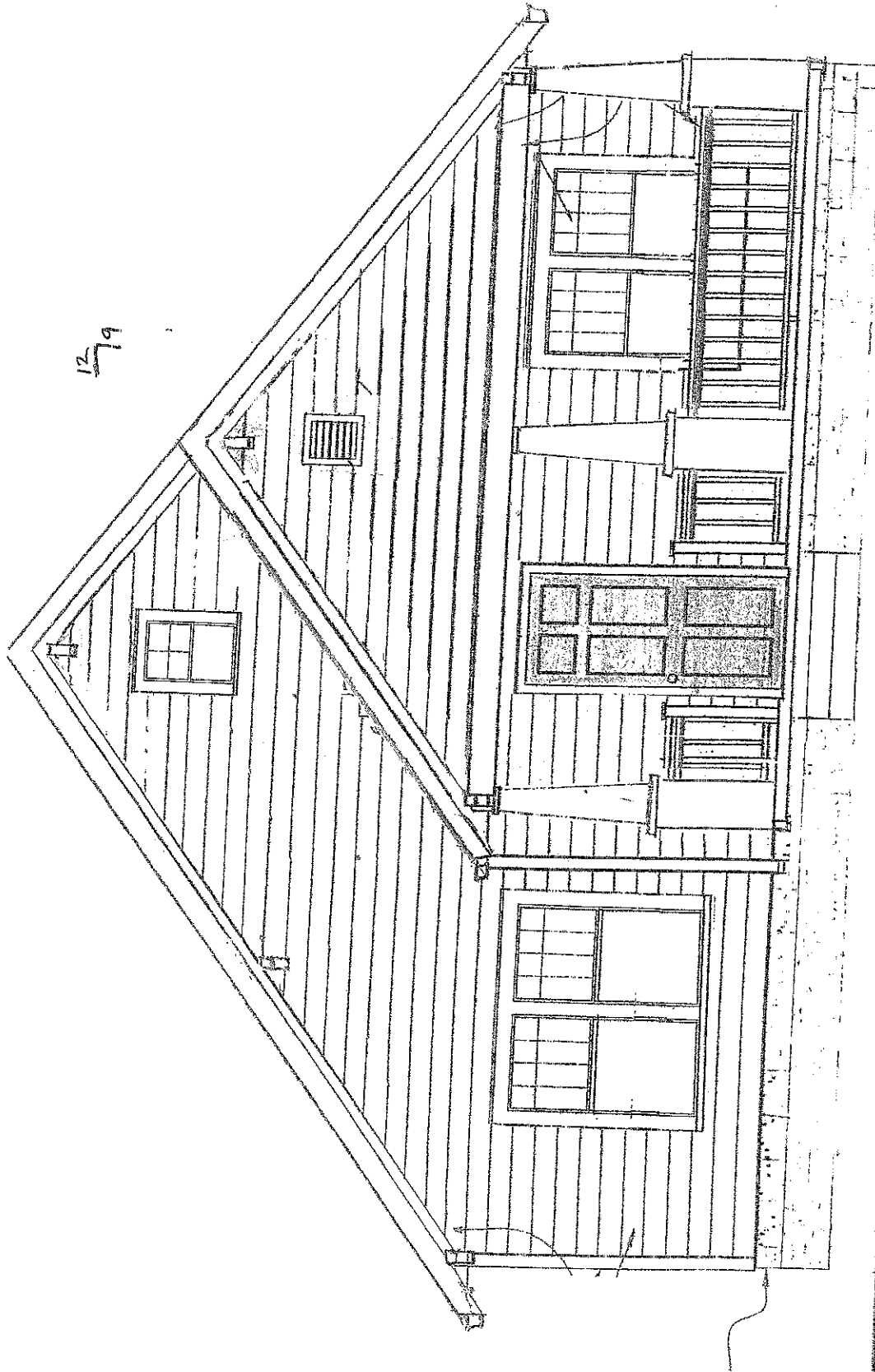
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**MPC March 12, 2009**

812 Avice Lennon St/ Mechanicsville Commons Sub	
Lot 45 / CLT 094FX022 / Ward 21	
Knoxville, Knox County, Tennessee	
scale 1"=25'	by Steve Pearson

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812 AVICE LENNON ST