

▶ **FILE #:** 4-D-10-UR

**AGENDA ITEM #** 43

**AGENDA DATE:** 4/8/2010

▶ **APPLICANT:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORP.

OWNER(S): KCDC

TAX ID NUMBER: 95 B G 002.03 & 002.04

JURISDICTION: City Council District 6

▶ **LOCATION:** Southwest side McConnell St., southeast side of Bethel Av.

▶ **APPX. SIZE OF TRACT:** 5.26 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via McConnell St. which is a minor collector street with a pavement width of 30' within a 50' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek & Williams Creek

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

▶ **EXISTING LAND USE:** Vacant school building and recreational space

▶ **PROPOSED USE:** Attached residential development (apartments)

16.16 du/ac

HISTORY OF ZONING: The property was zoned RP-1 at 24 du/ac in May 2009

SURROUNDING LAND USE AND ZONING: North: Apartments and a cemetery / R-1 & R-2 residential

South: Detached dwellings / R-1 residential

East: Detached dwellings and apartments / R-1 & R-2 residential

West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: The predominant zoning in the area is R-1 and R-2 residential. Development in the area consists of the Walter P. Taylor Apartments and the Odd Fellows Cemetery to the north of the site and detached dwellings to the south of the site.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for up to 85 apartments on this site as shown on the development plan subject to 9 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Dept. of Engineering
3. Constructing the proposed right turn in / right turn out driveway as shown on the development plan
4. Obtaining the needed variances from the Knoxville Board of Zoning Appeals for the driveway width and the number of parking spaces
5. Meeting all applicable requirements of the Knoxville City Arborist
6. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health

Dept.

7. Installation of landscaping as shown on the development plan within one year of the issuance of occupancy permits for this project

8. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90)

9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of any building permits

With the conditions noted, this plan meets the requirements of the RP-1 (Planned Residential) District and the other requirements for use on review approval.

#### **COMMENTS:**

The applicant is proposing to develop an apartment project that will contain 85 units. The project is being developed for tenancy by the elderly. The site was rezoned in 2009 to RP-1 (Planned Residential) District with a maximum density of less than 24 dwellings per acre. The development density of the currently proposed project is 16.16 dwellings per acre. The project will be located on what was part of the Eastport Elementary School campus and land adjacent to the school. The development will entail the renovation of the old school building for residential use along with the construction of new units.

Staff's primary concern regarding this project is the location of the proposed access to the development. The driveway is proposed to access McConnell St. at a location that has limited sight distance. Other driveway locations were discussed with the applicant but none were deemed acceptable due to topographic constraints or for security concerns. As a compromise, the developer has proposed to limit the access to right turn in / right turn out only. This will result in some inconvenience for the residents. However, it was noted that in a similar project located in the community that only a small fraction of the residents owned cars.

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

1. The proposed project will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed apartments will be consistent in use and density with the recent rezoning and with the existing residences in the area.

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

1. The proposed apartment development meets the standards for development within a RP-1 Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 non residential traffic through residential areas outside of the proposed development.

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

1. The proposed development is consistent with the amended East City Sector Plan and Knoxville One Year Plan proposal of medium density residential uses for this property. The RP-1 zoning approved for this site will allow a density up to 24 du/ac. At a proposed density of 16.16 du/ac, the proposed development is consistent with the approved zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

ESTIMATED TRAFFIC IMPACT 825 (average daily vehicle trips)

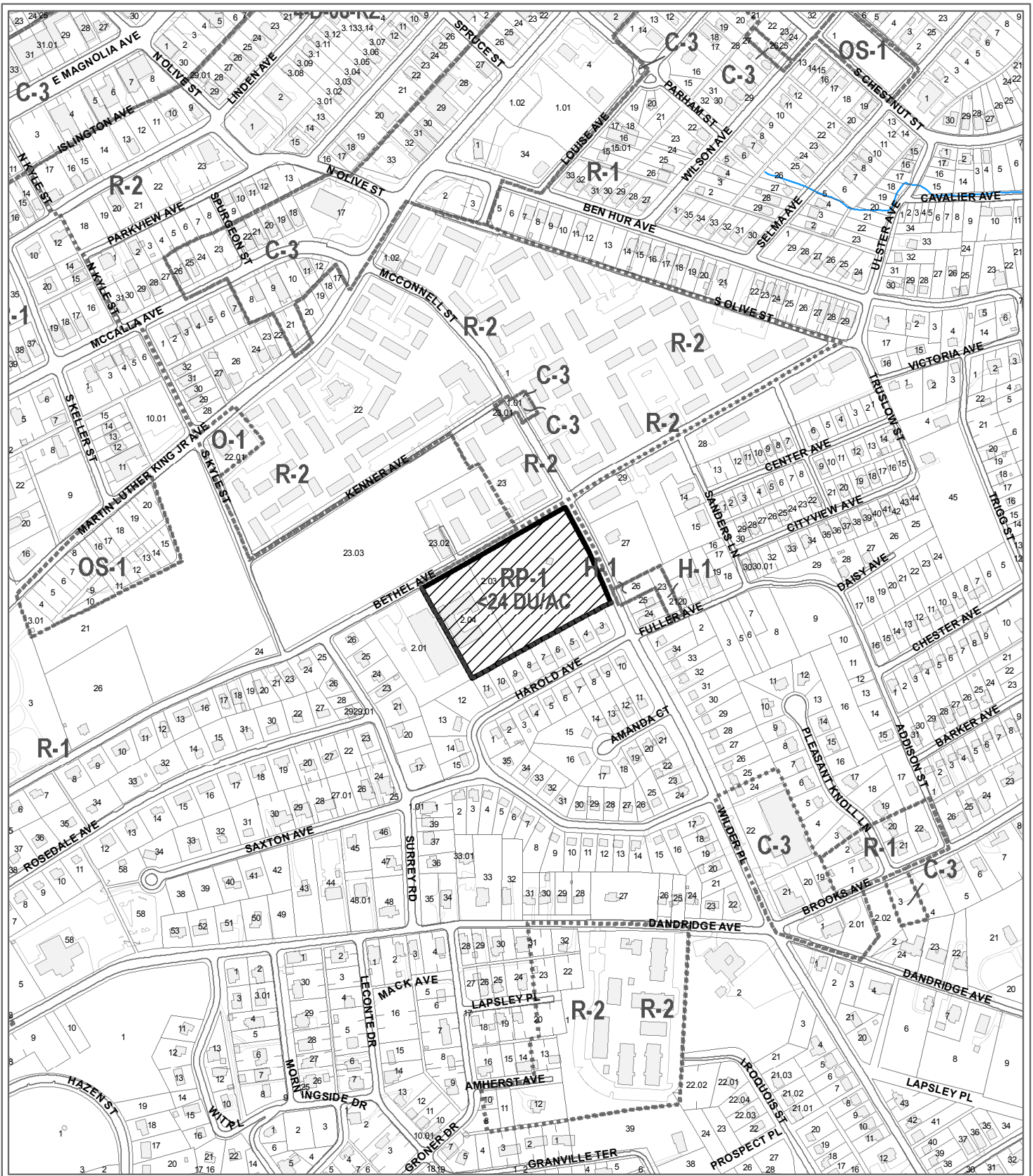
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 34 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Green 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.



**4-D-10-UR  
USE ON REVIEW**

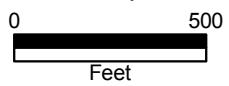


Attached residential development in RP-1 (Planned Residential)

Petitioner: Knoxville's Community Development Corp.

Map No: 95  
Jurisdiction: City

Original Print Date: 3/24/2010  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**EASTPORT SENIOR LIVING APARTMENTS - PART 01 ADAPTIVE REUSE**  
 548 MCCONNELL STREET  
 KNOXVILLE, TENNESSEE 37919  
 EA PROJECT # 1022

**OWNER:**  
 KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION  
 P.O. BOX 3500  
 KNOXVILLE, TENNESSEE 37902

**AGENT/REPRESENTATIVE:**  
 PARTNERS DEVELOPMENT  
 1000 W. BROADWAY  
 CONTACT: ORLANDO DIAZ  
 P. 865.546.2272

**EASTPORT ARCHITECTS A JOINT VENTURE:**  
 BARBERBERRY ARCHITECTS  
 803 LINDSAY PLACE  
 KNOXVILLE, TENNESSEE 37919  
 P. 865.546.0424

**DESIGNER:**  
 SANDERS PACER ARCHITECTS  
 133 SOUTH GAY STREET  
 KNOXVILLE, TENNESSEE 37902  
 P. 865.546.2448

**CONSULTANTS:**  
 CANNON & CANNON, INC.  
 KNOXVILLE, TENNESSEE 37919  
 T. 866.870.8658  
 F. 865.970.8866

**DATE:** 11 MARCH 2010

**PROJECT MANAGER:** MRS. J. B. [Name]

**DESIGNED BY:** [Name]

**REVIEWED BY:** [Name]

**SCALE:** 1" = 20'

**DATE:** 11 MARCH 2010

**PROJECT NO.:** C101

**USE ON REVIEW:**



**GENERAL NOTES:**  
 1. THIS PLAN IS PARCELS 2.03 & 2.04 AND IS CITY BLOCK MAP 12121.  
 2. ZONING IS TR-17.5 PLANNED RESIDENTIAL, IN R.U.C.  
 3. TOTAL AREA (2 LOTS) 34,593.57 S.F. / 798 AC.  
 4. MINIMUM SETBACK DISTANCE AS APPLICABLE. CITY OF KNOXVILLE ZONING ORDINANCE.  
 5. PROPERTY OWNER:  
 PARTNERS DEVELOPMENT CORPORATION  
 P.O. BOX 3500  
 KNOXVILLE, TN 37902-3500  
 ANDY COUNTY  
 2 E. 214 / 798 BLS  
 KNOX COUNTY  
 2 E. 214 / 798 BLS  
 KNOXVILLE, TN 37902  
 6. EXISTING CONTIGUOUS BOUNDARY AND OTHER DETERMINING INFORMATION IS SHOWN ON THE 2009 PLANNING BY CANNON & CANNON, INC.  
 7. SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODPLAIN AS SHOWN ON THE 2009 FLOODPLAIN MAP. CONTACT: ORLANDO DIAZ, 865.546.2272.  
 8. HOW AN ADJACENT LOT IS TO BE EVALUATED AS PART OF THE PLANNING REVIEW.

**LANDSCAPING:**  
 1. ALL LANDSCAPING ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE MINIMUM LANDSCAPING REQUIREMENTS.  
 2. SEASONAL COLORING.  
 3. EXISTING CONDITIONS SHALL BE RETAINED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF KNOXVILLE MINIMUM LANDSCAPING REQUIREMENTS.  
 4. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF KNOXVILLE MINIMUM LANDSCAPING REQUIREMENTS.  
 5. OPERATIONS ARE COMPLETED.  
 6. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF KNOXVILLE MINIMUM LANDSCAPING REQUIREMENTS.

**UTILITIES:**  
 1. ALL UTILITIES SHALL BE HANDLED BY THE FOLLOWING:  
 WATER - KNOXVILLE UTILITY BOARD  
 SEWER - KNOXVILLE UTILITY BOARD  
 GAS - KNOXVILLE UTILITY BOARD  
 ELEC. - KNOXVILLE UTILITY BOARD

**LEGEND:**  
 PROPOSED FUTURE  
 EXISTING BOUNDARY  
 PROPOSED PARKING SPACES  
 EXISTING CONTOUR  
 EXISTING STORM SEWER LINE  
 EXISTING SANITARY SEWER LINE  
 EXISTING WATER LINE  
 EXISTING FENCE LINE  
 EXISTING CONTOUR  
 EXISTING CONTOUR  
 EXISTING CORRUGATED METAL PIPE  
 EXISTING REINFORCED CONCRETE PIPE

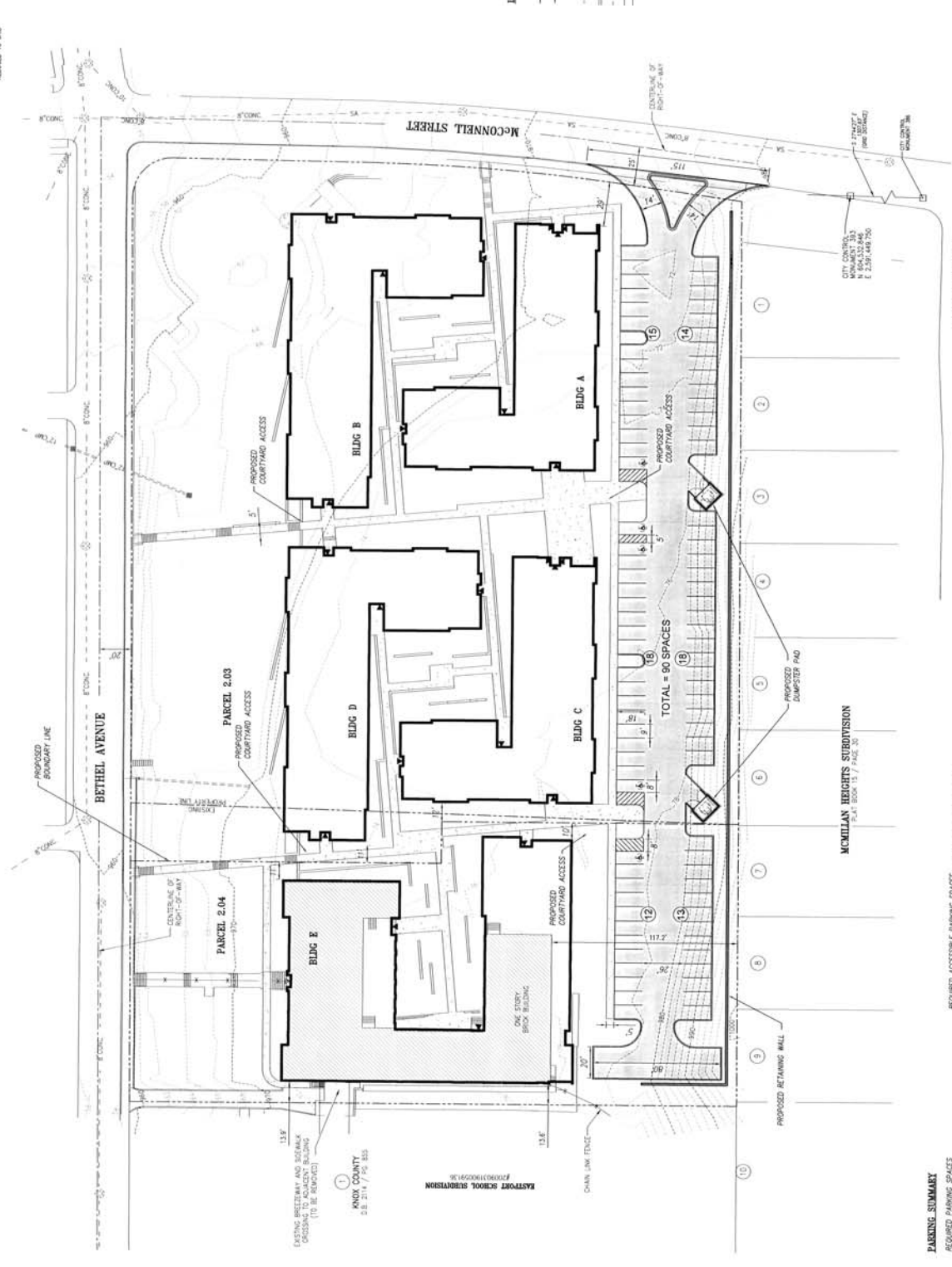
**REVISIONS:**  
 1. 11/19/10  
 2. 11/10/10  
 3. 11/10/10

**APPROVED:**  
 [Signature]

**DATE:** 11 MARCH 2010

**PROJECT NO.:** C101

**USE ON REVIEW:**



**REVISIONS:**  
 1. 11/19/10  
 2. 11/10/10  
 3. 11/10/10

**APPROVED:**  
 [Signature]

**DATE:** 11 MARCH 2010

**PROJECT NO.:** C101

**USE ON REVIEW:**

**PARKING SUMMARY**  
 REQUIRED PARKING SPACES  
 ONE-BEDROOM UNITS  
 14 UNITS PLUS 1 ADDITIONAL PARKING SPACE FOR EACH  
 1-BEDROOM DWELLING UNIT IN EXCESS OF 20  
 BUILDING 1-BEDROOM  
 TOTAL UNITS 85  
 REQUIRED = (14 x 20) + (1 x 65) = 85 PARKING SPACES

**REQUIRED ACCESSIBLE PARKING SPACES:**  
 1 ACCESSIBLE SPACE PER 25 PARKING SPACES FOR 0-100 SPACES.  
 TOTAL ACCESSIBLE SPACES = 95/25 = 4  
 1 VAN ACCESSIBLE SPACE PER 5 ACCESSIBLE SPACES  
 TOTAL VAN ACCESSIBLE SPACES = 4/5 = 1

SUMMARY	VAN	STANDARD	TOTAL
REQUIRED	1	3	85
PROPOSED	1	2	80

**STANDARD ACCESSIBLE**  
 14  
 A 14  
 B 16  
 C 14  
 D 14  
 E 25

**REQUIRED = (14 x 20) + (1 x 65) = 85 PARKING SPACES**

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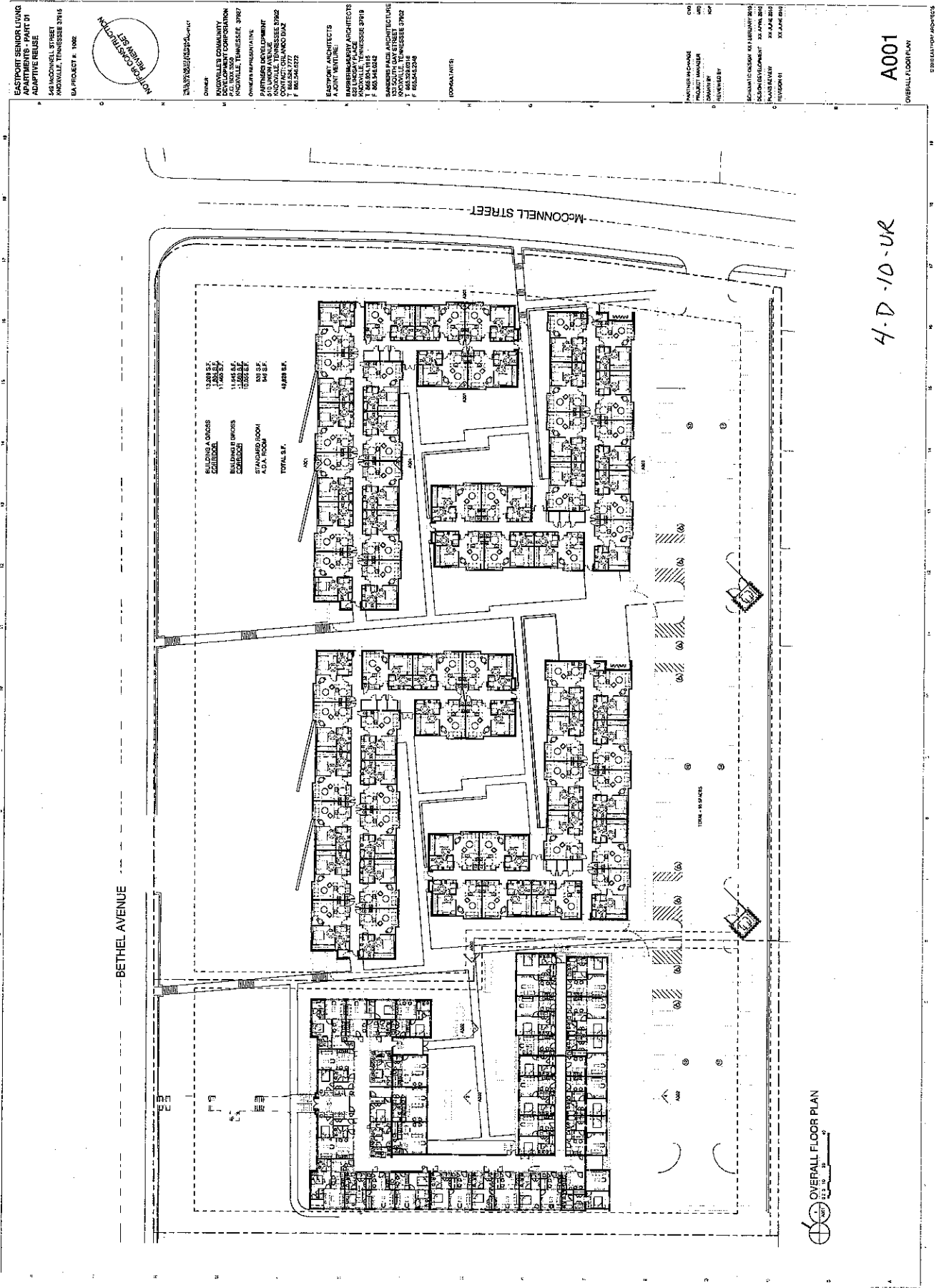
**APPROVED:**  
 [Signature]

**DATE:** 11 MARCH 2010

**PROJECT NO.:** C101

**USE ON REVIEW:**





A001  
OVERALL FLOOR PLAN

4-D-10-UR

OVERALL FLOOR PLAN  
1/8" = 1'-0"





**EASTPORT SENIOR LIVING APARTMENTS - PART 01 ADAPTIVE TRAIL**  
 345 MCCORMELL STREET  
 MOBILE, TENNESSEE 37515  
 SA PROJECT #: 194

**NOT FOR CONSTRUCTION**

OWNER:  
 HANCOCKVILLE COMMUNITY DEVELOPMENT CORPORATION  
 100 W. WALKER STREET  
 MOBILE, TENNESSEE 37507

DESIGNER/ARCHITECTS:  
 EASTPORT ARCHITECTS  
 A JOINT VENTURE:  
 HANCOCKVILLE ARCHITECTS  
 100 W. WALKER STREET  
 MOBILE, TENNESSEE 37507  
 P: 866.542.0282  
 F: 866.542.0282

DESIGNER/ARCHITECTS:  
 HANCOCKVILLE ARCHITECTS  
 100 W. WALKER STREET  
 MOBILE, TENNESSEE 37507  
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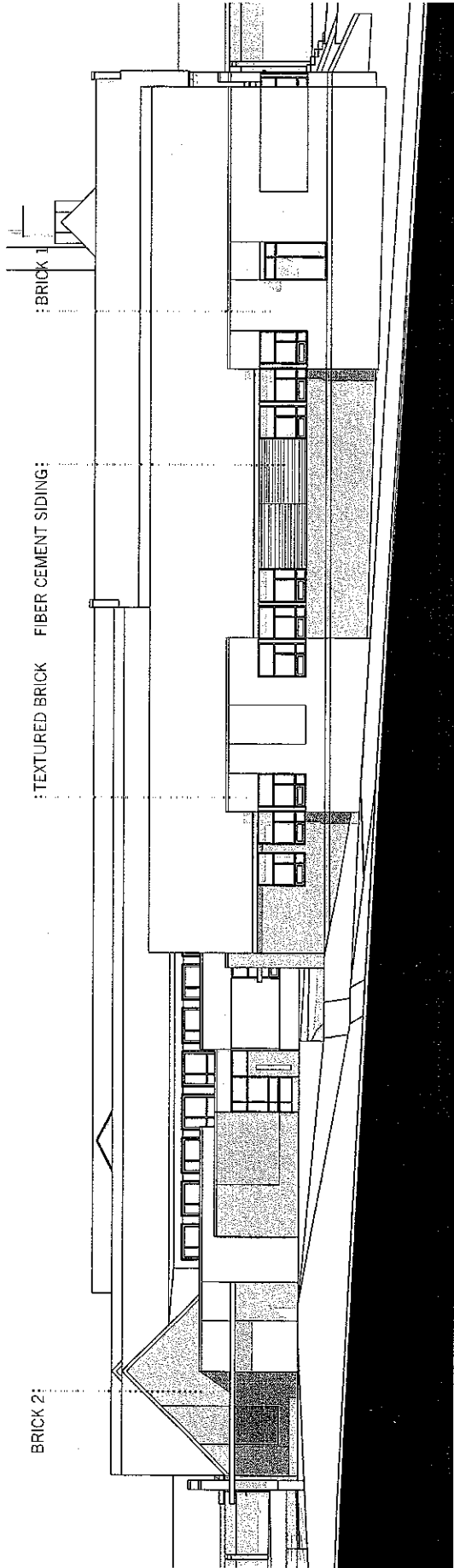
CONSULTANTS:  
 MARTIN/STROHMEIER  
 PROJECT MANAGER  
 100 W. WALKER STREET  
 MOBILE, TENNESSEE 37507  
 P: 866.542.0282  
 F: 866.542.0282

SCHEDULED DATES:  
 SCHEMATIC DESIGN: FEBRUARY 2010  
 DESIGN DEVELOPMENT: MARCH 2010  
 PERMITTING: APRIL 2010  
 CONSTRUCTION: MAY 2010

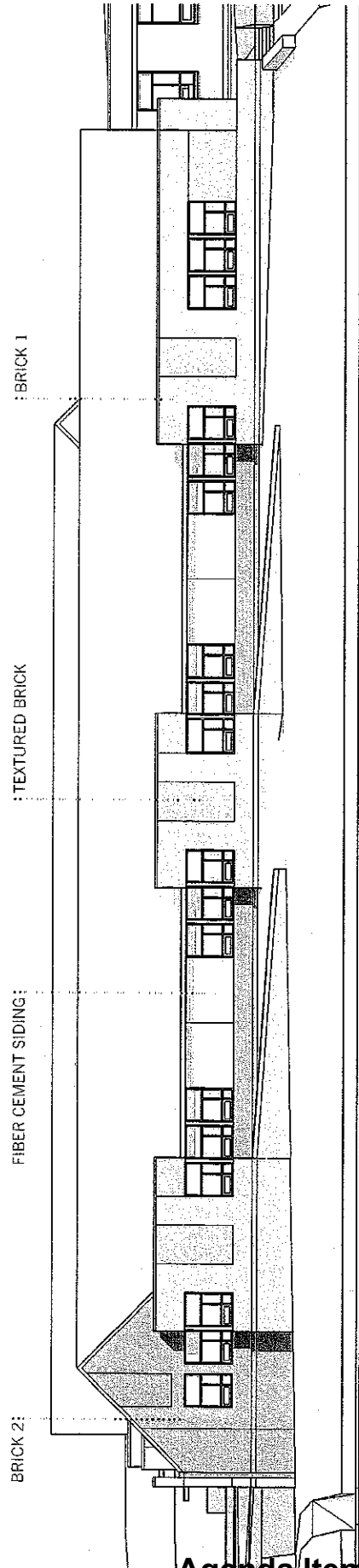
**A101**  
 FLOOR PLAN



EASTPORT SENIOR LIVING APARTMENTS



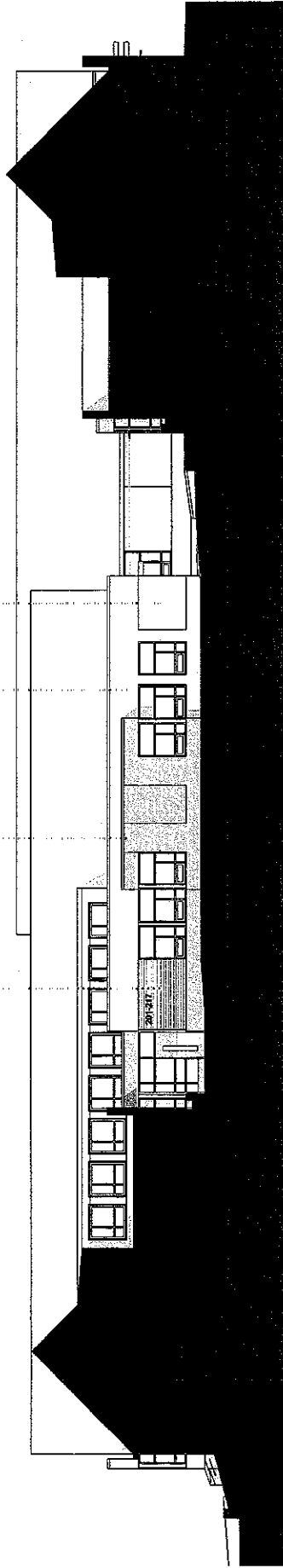
McCONNELL STREET ELEVATION FACING WEST



BETHEL AVE ELEVATION FACING SOUTH

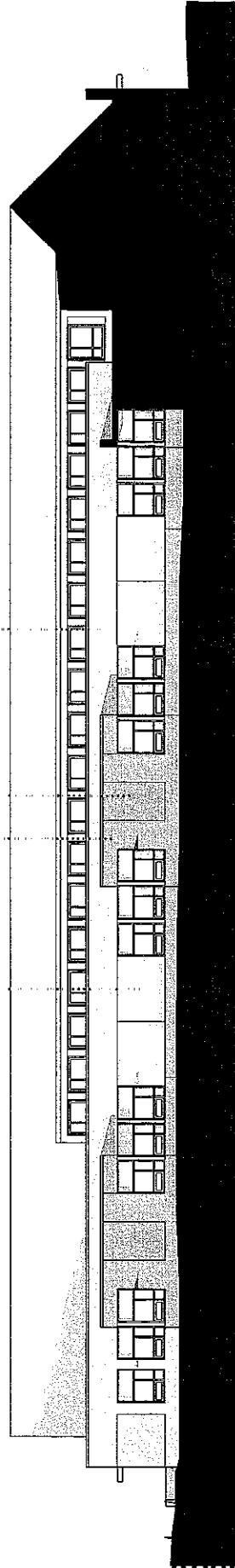
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FIBER CEMENT SIDING:  
: BRICK 2 : BRICK 1 : TEXTURED BRICK



COURTYARD ELEVATION FACING WEST

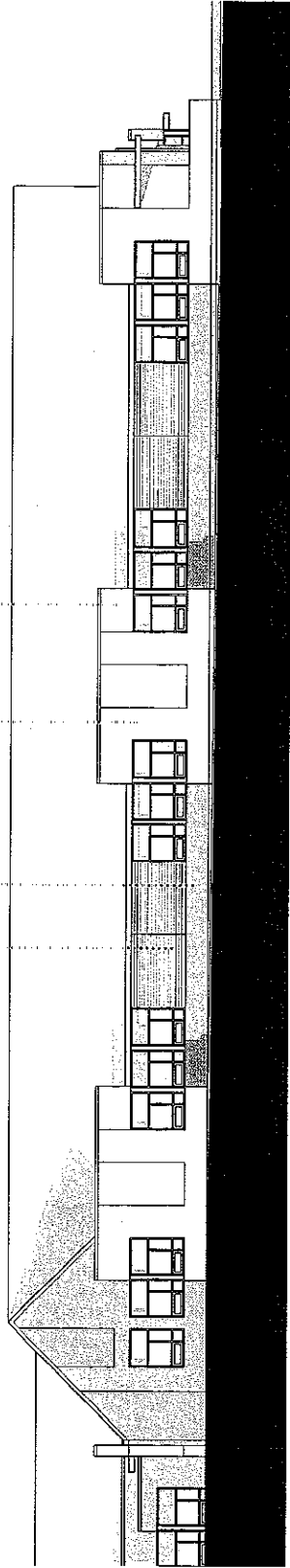
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BRICK 2: : TEXTURED BRICK : BRICK 1



COURTYARD ELEVATION FACING NORTH

4-D-10-UR

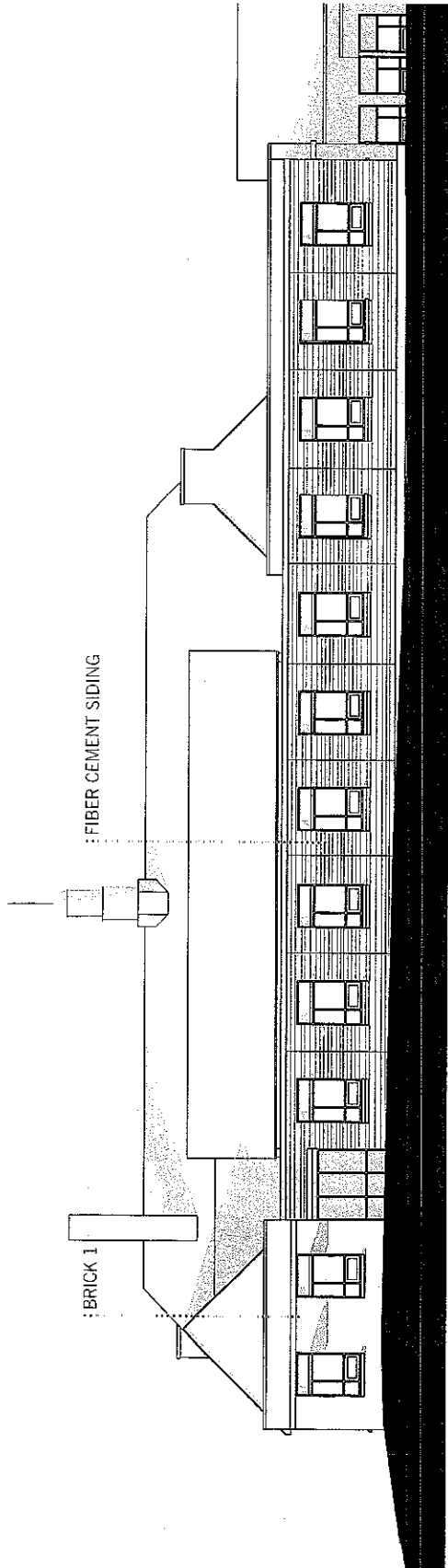
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NEW BUILDING AT PARKING ELEVATION FACING NORTH

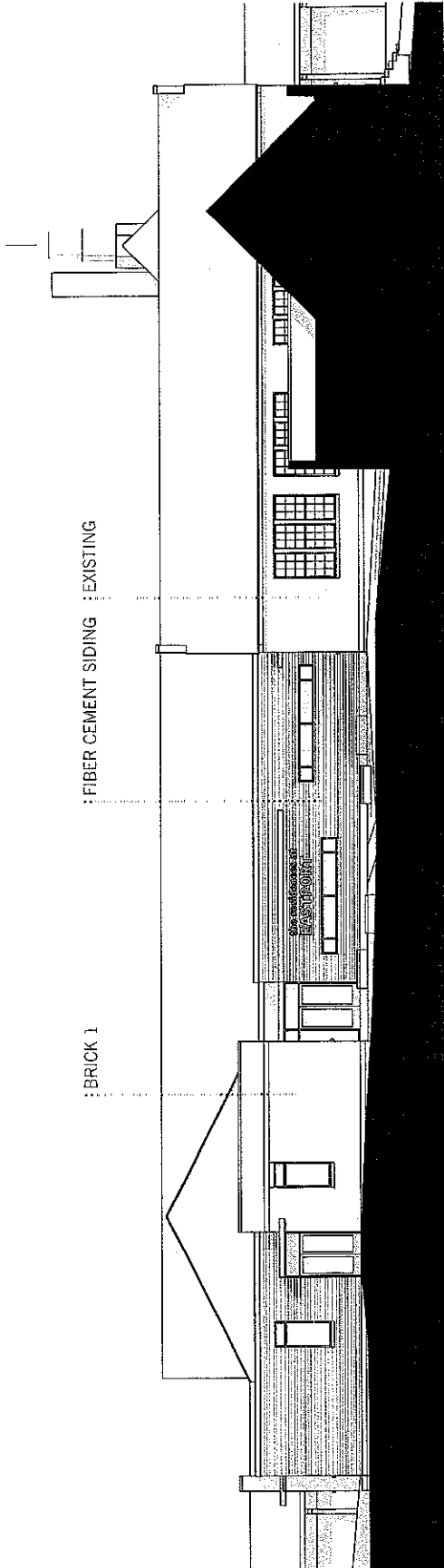
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BRICK 1

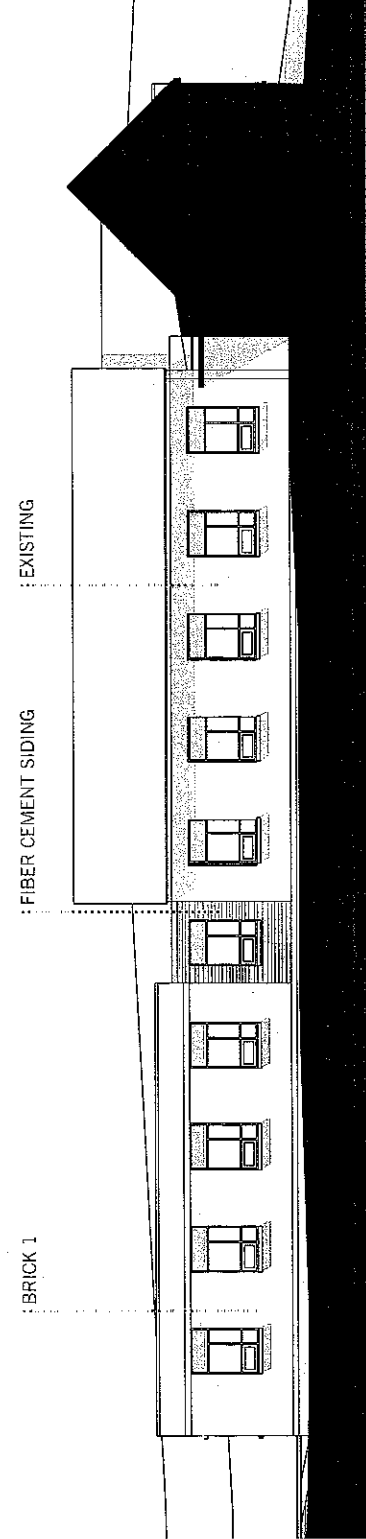


ADDITION AT PARKING ELEVATION FACING NORTH

4-D-10-UR

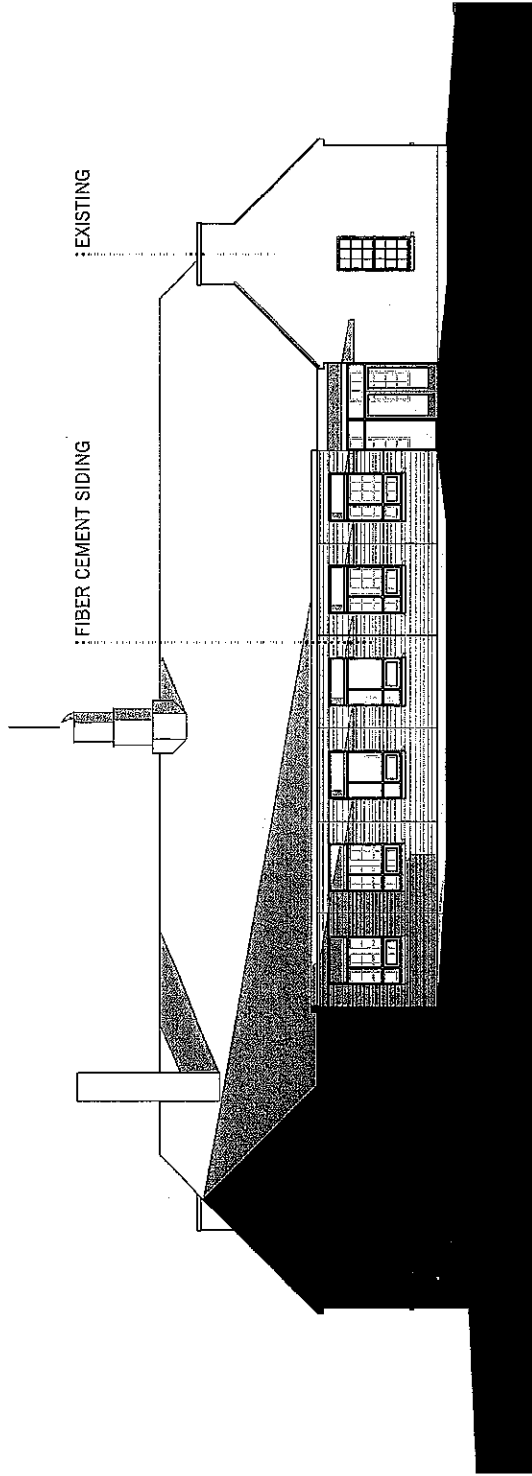


ADDITION COURTYARD ELEVATION FACING WEST



ADDITION COURTYARD ELEVATION FACING SOUTH

4-D-10-DK

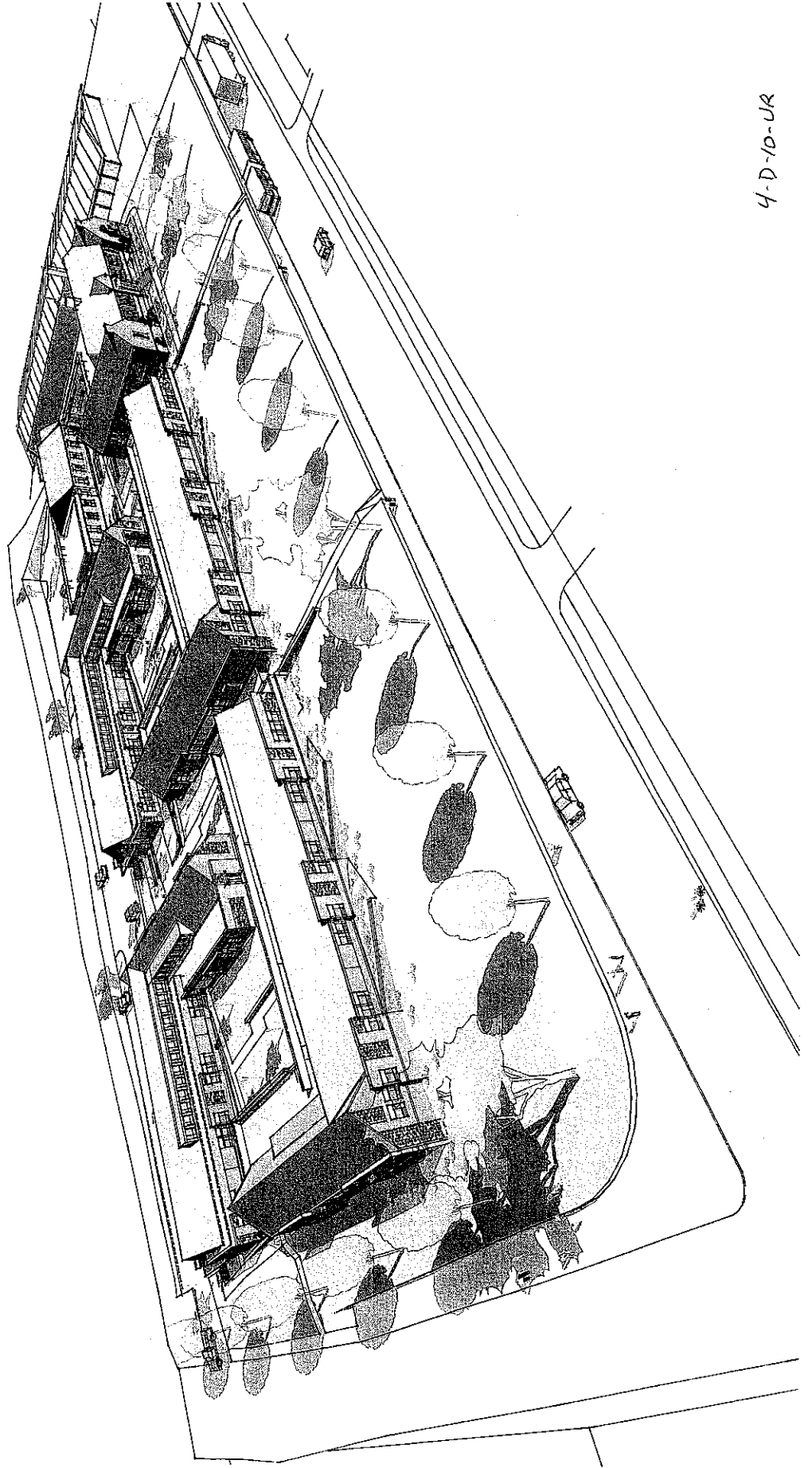


ADDITION COURTYARD ELEVATION FACING NORTH

4-D-10-UR

AERIAL VIEW AT CORNER OF BETHEL & McCONNELL

EASTPORT SENIOR LIVING APARTMENTS



4-D-10-JR

EASTPORT ARCHITECTS A JOINT VENTURE, BARBERMcMURRY ARCHITECTS | SANDERS PACE ARCHITECTURE