

▶ **FILE #:** 8-C-10-UR

AGENDA ITEM # 55

AGENDA DATE: 8/12/2010

▶ **APPLICANT:** **KCDC & PARTNERS DEVELOPMENT**

OWNER(S): KCDC

TAX ID NUMBER: 82 N Q 018, 019 & 020

JURISDICTION: City Council District 6

▶ **LOCATION:** **Northwest side of Selma Ave., southwest side of S. Chestnut St.**

▶ **APPX. SIZE OF TRACT:** **16875 square feet**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via S. Chestnut St., a collector street with a pavement width of 32' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **ZONING:** **R-1 (Low Density Residential)**

▶ **EXISTING LAND USE:** **Vacant lot**

▶ **PROPOSED USE:** **Duplexes**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-1 residential

South: Detached dwellings / R-1 residential

East: Public park / OS-1 open space

West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: Development in the area primarily consists of detached dwellings. Other uses in the area consist of a church and a small public park. Zoning in the area consists of R-1 residential and OS-1 open space.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the two duplexes as shown on the development plan subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Install all landscaping shown on the development plan within six months of the issuance of an occupancy permit for this project.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Resubdivision of the parcels that make up this site via the subdivision process before obtaining a building permit

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

COMMENTS:

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

1. The proposed duplexes 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.

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

1. With the variances having been granted by the Knoxville Board of Zoning Appeals, the proposed duplexes meet the standards for development within the R-1 (Low Density Residential) 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 East City Sector Plan propose low density residential uses for this area. Because of the proximity of these sites to a collector street, the proposed duplexes conform to the locational policies of the plan for the proposed use.

ESTIMATED TRAFFIC IMPACT 53 (average daily vehicle trips)

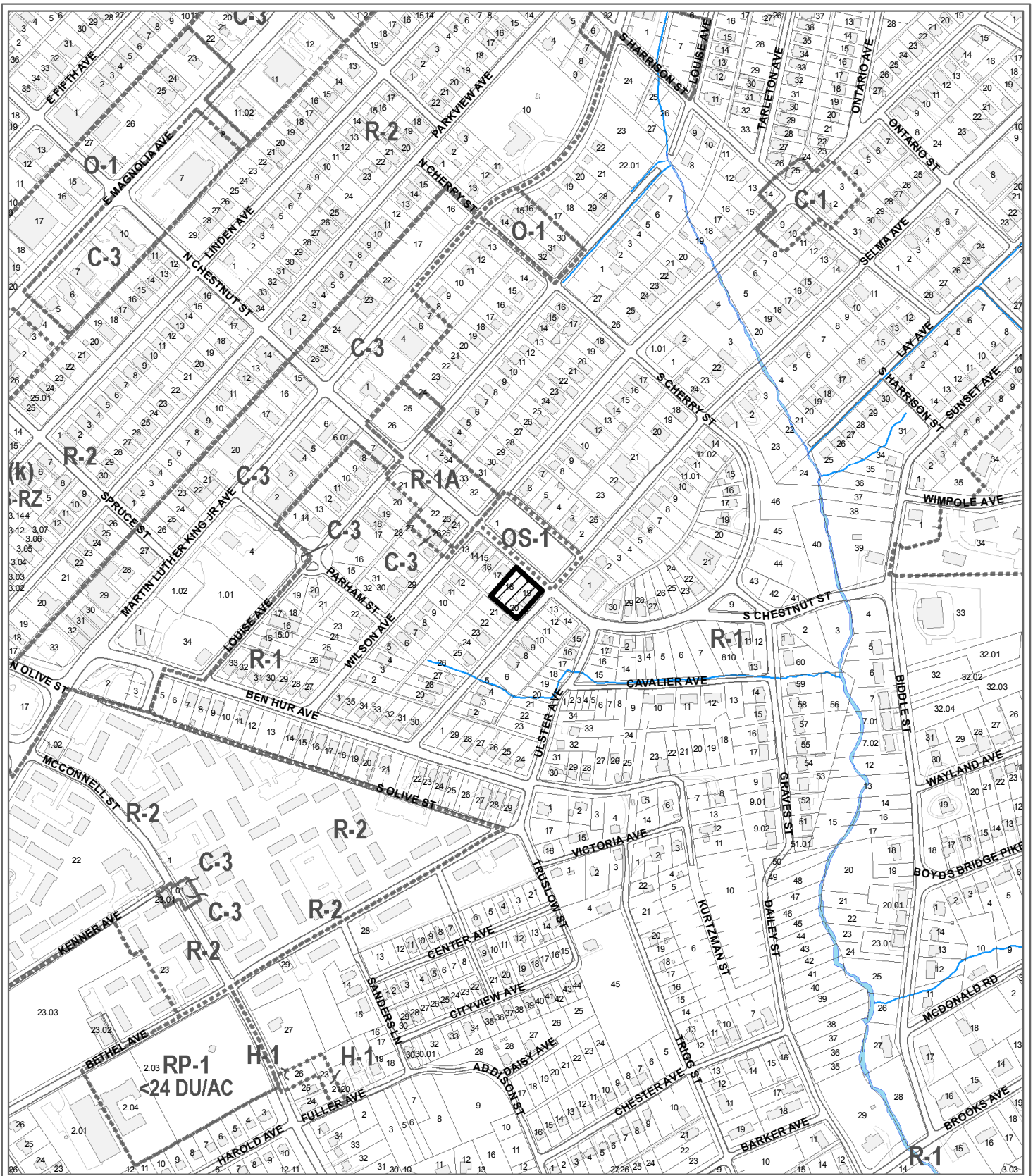
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public and private school children, ages 5-18 years)

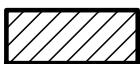
Schools affected by this proposal: Sarah Moore Greene Elementary, Vine Middle, and Austin East High.

- 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.



**8-C-10-UR
USE ON REVIEW**

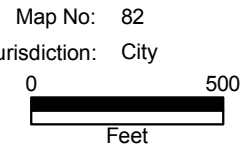


Duplexes in R-1 (Low Density Residential)

Petitioner: KCDC & Partners Development

Original Print Date: 7/22/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



LOT DEFICIENCIES

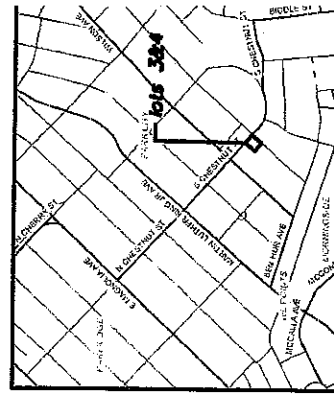
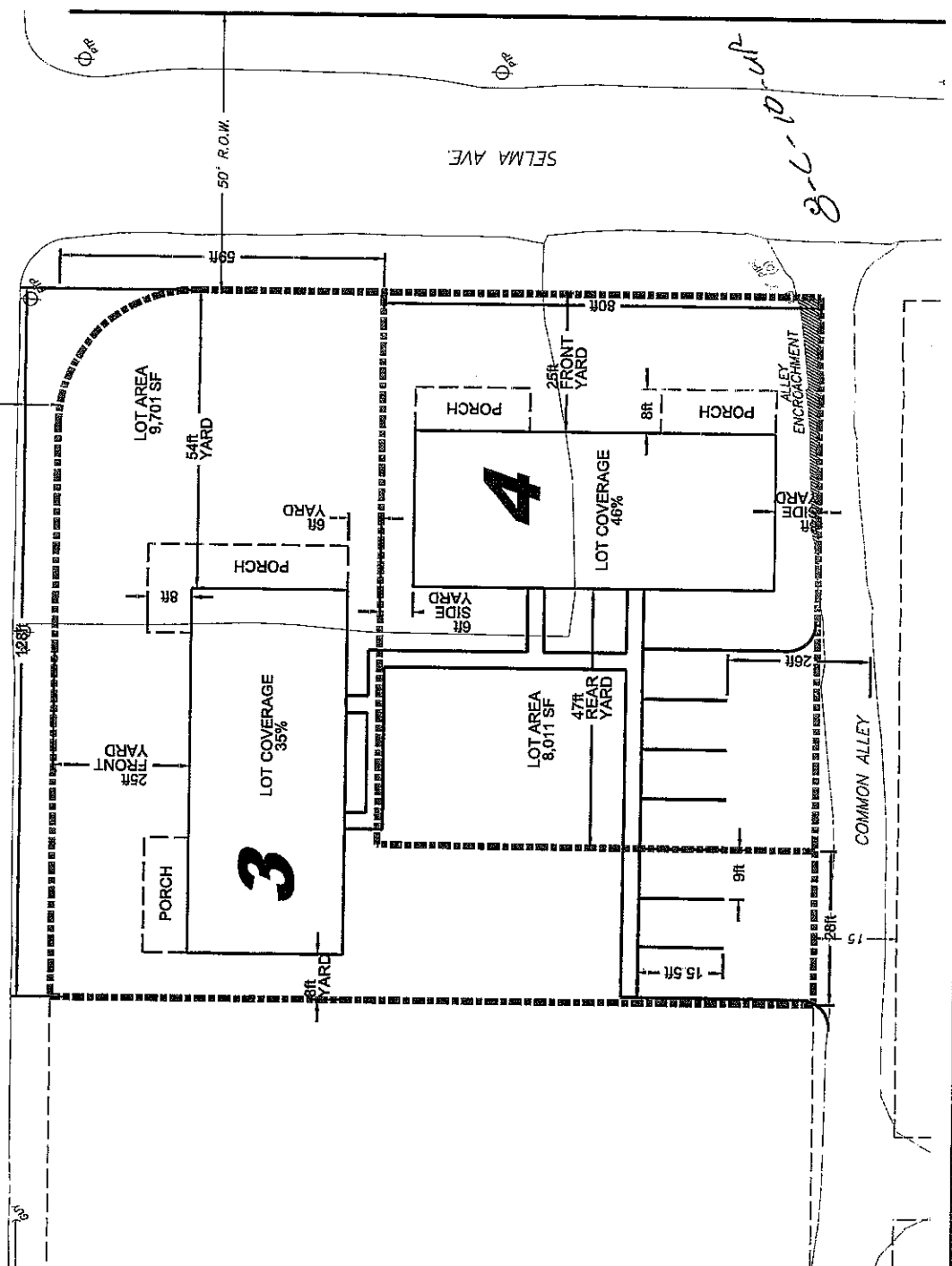
LOT 3

ZONED R1
 MPC USE ON REVIEW FOR DUPLEX
 MINIMUM LOT SIZE FROM 15,000 SF TO 9,701 SF
 MAXIMUM LOT COVERAGE FROM 30% TO 35%
 PORCH ENCROACHMENT FROM 6FT TO 8FT
 PARKING LOT ACCESS FROM ALLEY
 REDUCTION IN PARKING SPACES FROM 4 TO 3

LOT 4

ZONED R1
 MPC USE ON REVIEW FOR DUPLEX
 MINIMUM LOT SIZE FROM 15,000 SF TO 8,011 SF
 MAXIMUM LOT COVERAGE FROM 30% TO 46%
 PORCH ENCROACHMENT FROM 6FT TO 8FT
 PARKING LOT ACCESS FROM ALLEY
 MINIMUM SIDE SETBACK FROM 8' TO 6' WITH
 THE SUM LESS THAN 20'

S. CHESTNUT ST.



SHEET INFO

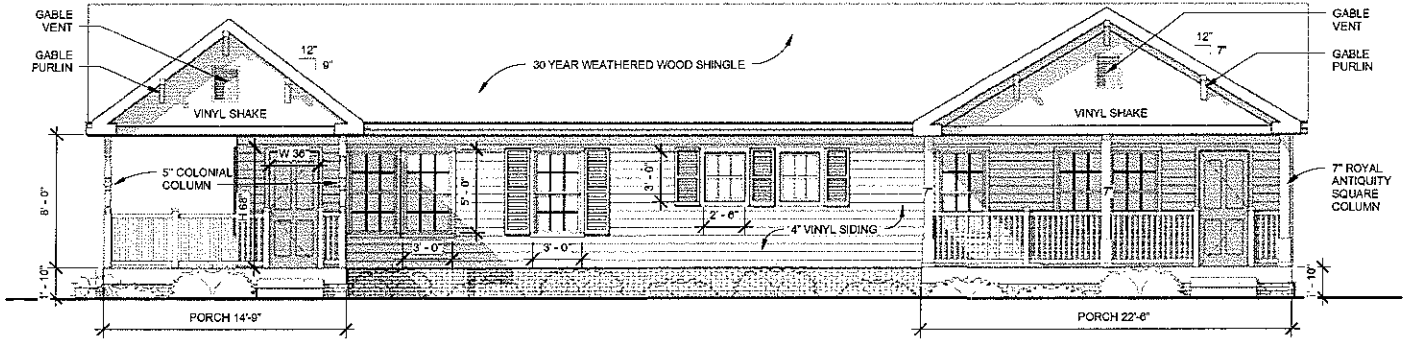
**CONCEPT PLAN
 KCDC S. CHESTNUT DUPLEXES**
 KNOXVILLE, KNOX CO., TENNESSEE

NO.	DATE	DESCRIPTION
1	08/12/10	ISSUED FOR REVIEW

VISION
 ENGINEERING & DEVELOPMENT SERVICES, INC.
 2110 WOODLAND AVENUE
 KNOXVILLE, TN 37918
 (615) 585-7777
 www.visioneng.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

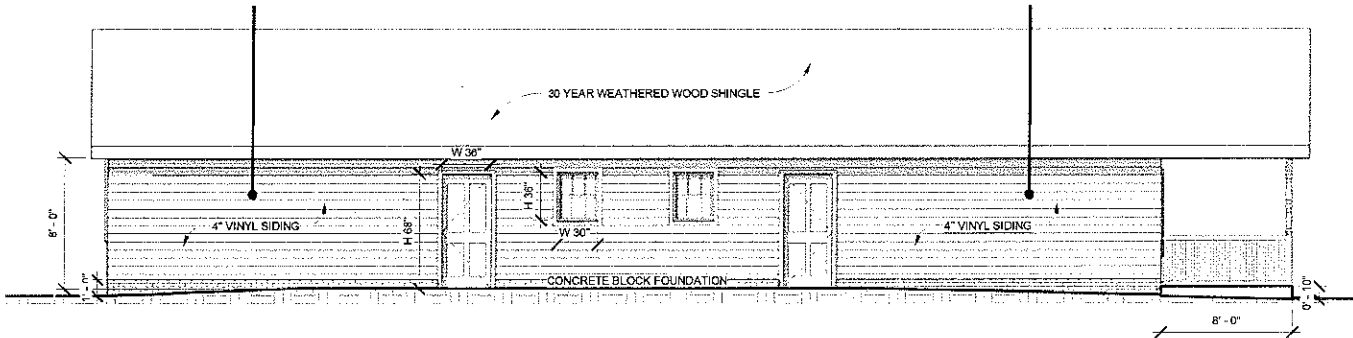
**LOT
 3&4**



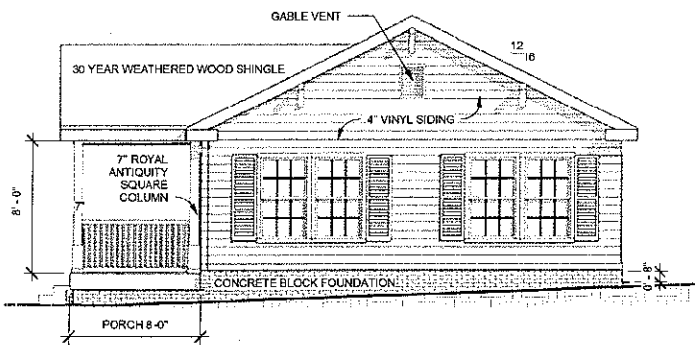
FRONT ELEVATION

Bedroom windows located on side elevation to maximize building appearance from Chestnut St.

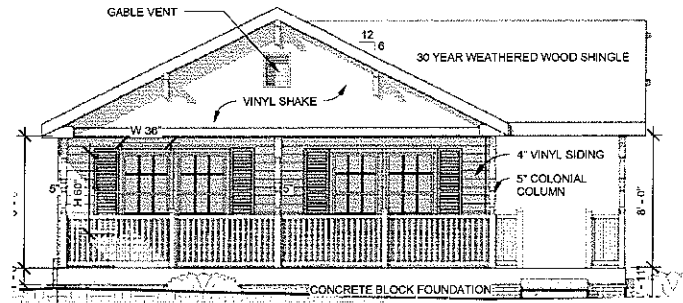
Bedroom windows located on side elevation due to close proximity to adjacent building



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

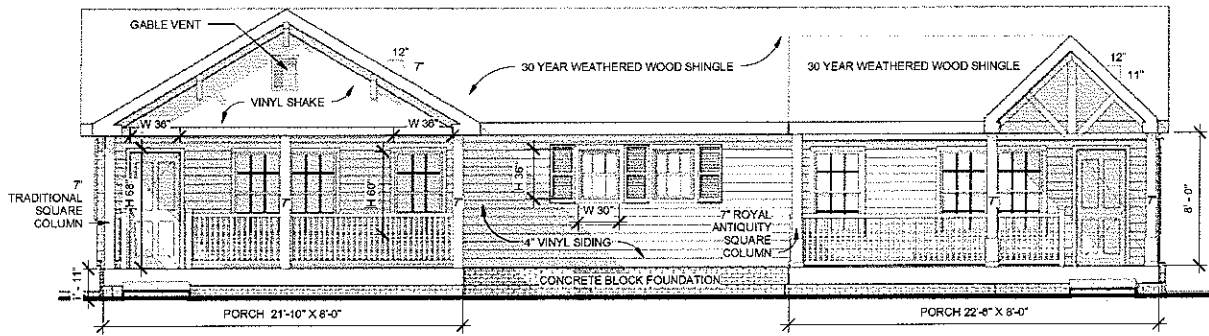
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Empire

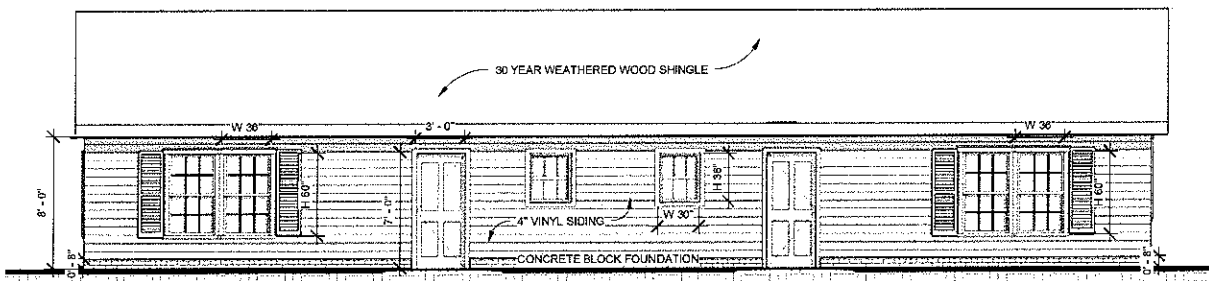
KCDC DUPLEX

ELEVATIONS DUPLEX 3

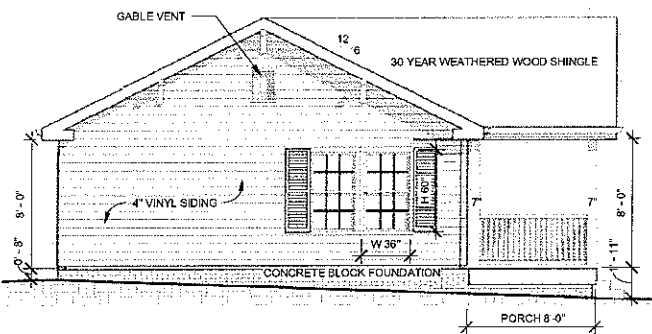
Project number	
Date	
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Checked by	Scale



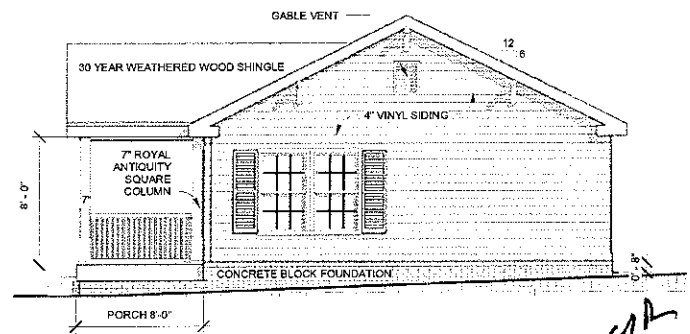
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

B-C-10-AR
AK

Empire

KCDC DUPLEX

ELEVATIONS DUPLEX 4

Project number	
Date	
Drawn by	
Checked by	Scale