

▶ **FILE #:** 1-G-10-UR

AGENDA ITEM # 52

AGENDA DATE: 1/14/2010

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): CITY OF KNOXVILLE

TAX ID NUMBER: 81 F M 007

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side of E. Caldwell Ave., southwest side of Hancock St.

▶ **APPX. SIZE OF TRACT:** 13366 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E. Caldwell Ave., a local street with a 30' pavement width within a 60' right-of-way and a paved alley off of Hancock St., a local street with a 25' pavement width within a 50' right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** R-2 (General Residential) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Arson Investigation Facility

▶ **PROPOSED USE:** Municipal Building Expansion (Arson Investigation)

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-2 (General Residential) / IH-1 (Infill Housing Overlay)

South: Residences / R-2 (General Residential) / IH-1 (Infill Housing Overlay)

East: Residences / R-2 (General Residential) / IH-1 (Infill Housing Overlay)

West: Residences / R-2 (General Residential) / IH-1 (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: The proposed arson investigation building expansion is an addition to a former fire station that was originally built in this detached residential neighborhood in the 1920's.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for the proposed office addition to the arson investigation facility for the City of Knoxville Fire Department subject to 3 conditions.

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval of a Use on Review within the R-2 zone.

COMMENTS:

The City of Knoxville Fire Department is proposing to add a 1664 square foot building addition to the existing arson investigation facility located at 336 E. Caldwell Ave. The existing building which houses the arson investigation unit was a former fire station that was originally built in this detached residential neighborhood in the 1920's. The building addition will provide additional office space. Parking for the facility includes 5 new spaces that will have access from the paved alley off of Hancock St.

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

1. The proposed office addition will have minimal impact on local services since all utilities are in place to serve this site.
2. This office addition will have minimal impact on the residential neighborhood since the arson investigation unit has been operating at this site and the property has always been used by the Knoxville Fire Department.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed office addition, with the recommended conditions, meets the standards for development within the R-2 (General Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed use 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

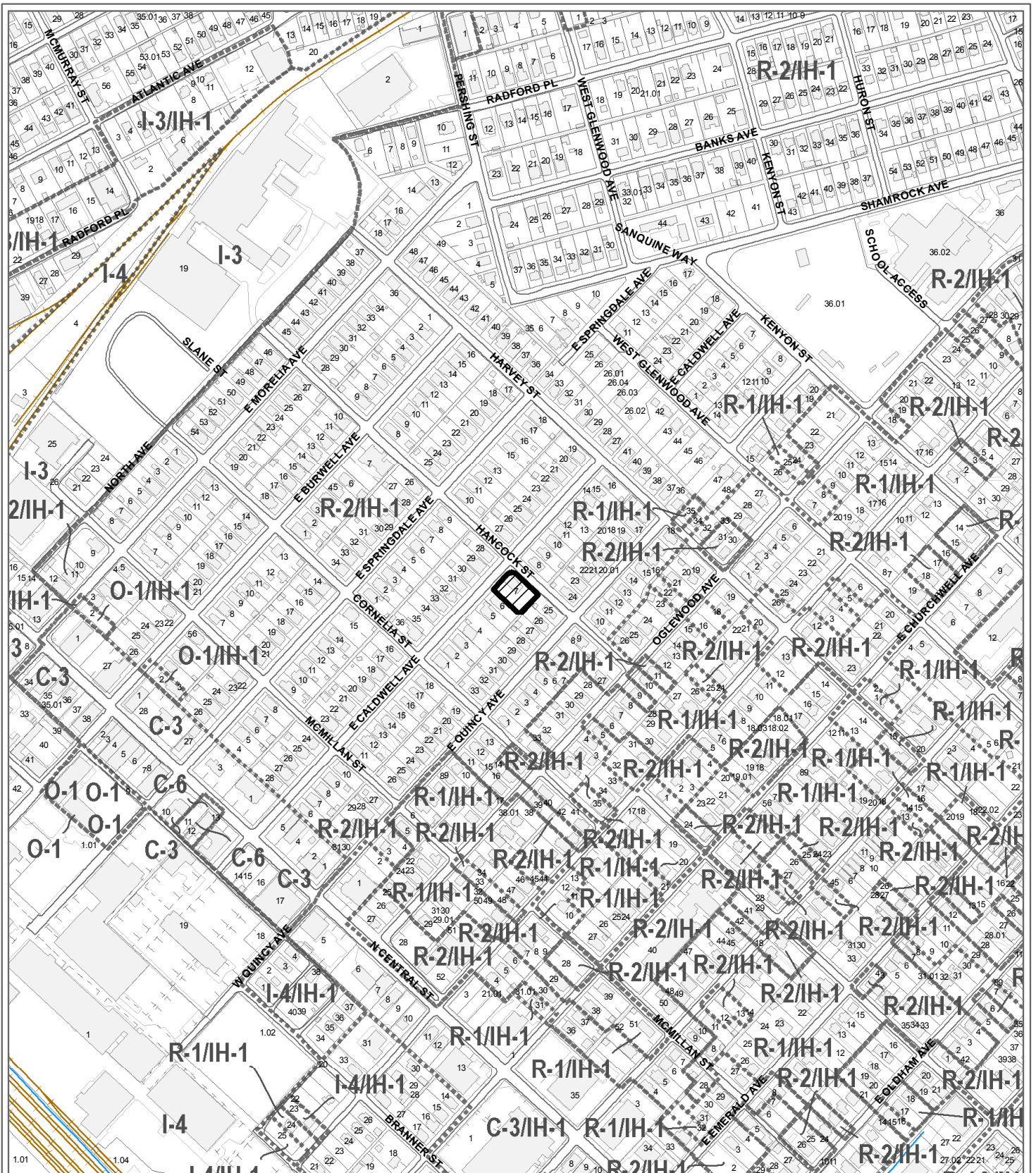
1. The Central City Sector Plan and One Year Plan identify this property as low density residential. The R-2 zoning district allows consideration of Municipal buildings and uses.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 57 (average daily vehicle trips)

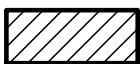
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Not applicable.

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.



**1-G-10-UR
USE ON REVIEW**



Municipal Buiding Expansion (Arson Investigation) in R-2 (General Residential) / IH-1 (Infill Housing Overlay)

Original Print Date: 12/28/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 81
Jurisdiction: City

