

▶ **FILE #:** 4-F-11-UR

**AGENDA ITEM #** 41

**AGENDA DATE:** 4/14/2011

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

**OWNER(S):** Knoxville's Community Development Corporation

**TAX ID NUMBER:** 94 F U 022

**JURISDICTION:** City Council District 6

▶ **LOCATION:** Northwest side of University Ave., northeast side of College St.

▶ **APPX. SIZE OF TRACT:** 22761 square feet

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via University Ave., a major collector street, College St. which is a minor collector street. and an adjoining alley.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

▶ **ZONING:** TND-1 (Traditional Neighborhood Development)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Approval of the development plan and amendments to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C.

**HISTORY OF ZONING:** Area rezoned to TND-1 in early 1999.

**SURROUNDING LAND USE AND ZONING:** North: Maynard Elementary School / R-2 (General Residential)

South: Mixed commercial / TND-1 (Traditional Neighborhood Development)

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

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

**NEIGHBORHOOD CONTEXT:** This site is located on the eastern side of the Mechanicsville Commons traditional neighborhood development, the south side of the Mechanicsville historic neighborhood and north of existing commercial development along Western Ave.

**STAFF RECOMMENDATION:**

▶ **APPROVE the conceptual development plan and amendments to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C subject to 8 conditions.**

1. The final development plan, documenting compliance with the Commercial Design Guidelines, shall be submitted to Planning Commission Staff for review and approval prior to issuance of any building permits.
2. Amending page 35 of the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C, by adding "An office building may also be permitted on this site meeting the building design elements

identified for Commercial Site A." The amendment should be added at the end of the first section just above the "Orientation" section.

3. The applicant shall work with the City to provide adequate signage for the one-way alley.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Installation of landscaping as shown on the final development plan within six months of the issuance of occupancy permit for the development.
6. Meeting all applicable requirements of the Knoxville City Arborist.
7. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
8. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

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

**COMMENTS:**

The applicant is requesting a revision to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C which is located at the northeast corner of the intersection of University Ave. and College St. The guidelines identify this site for a mixed-use site with ground floor retail and residential units on the second floor. The proposed amendment would allow an office building as an alternative use on that site subject to meeting the building design elements identified in the Commercial Site A section for an office building.

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

1. The proposed change will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed office use is compatible with the other uses found in the area.

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

1. The proposed office use meets 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**

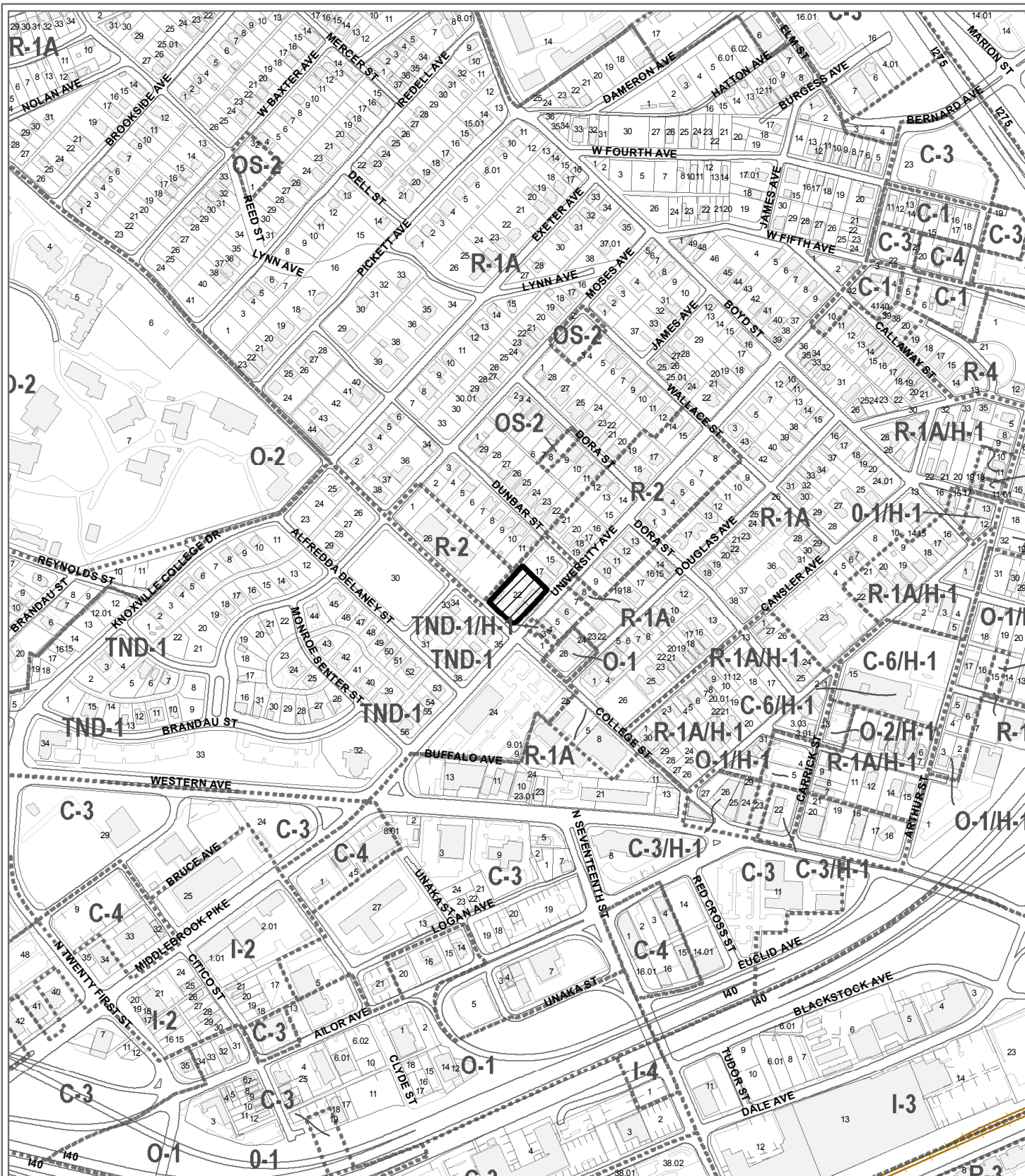
1. The Knoxville One Year Plan and the Central City Sector Plan propose mixed uses for this area. The proposed office use conforms to the adopted plans.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT 335 (average daily vehicle trips)**

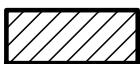
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**4-F-11-UR  
USE ON REVIEW**



Approval of the development plan and amendments to the Mechanicsville Commons Commercial Design Guidelines for Commercial Site C. in TND-1

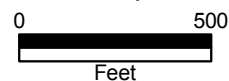
Original Print Date: 4/6/2011  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

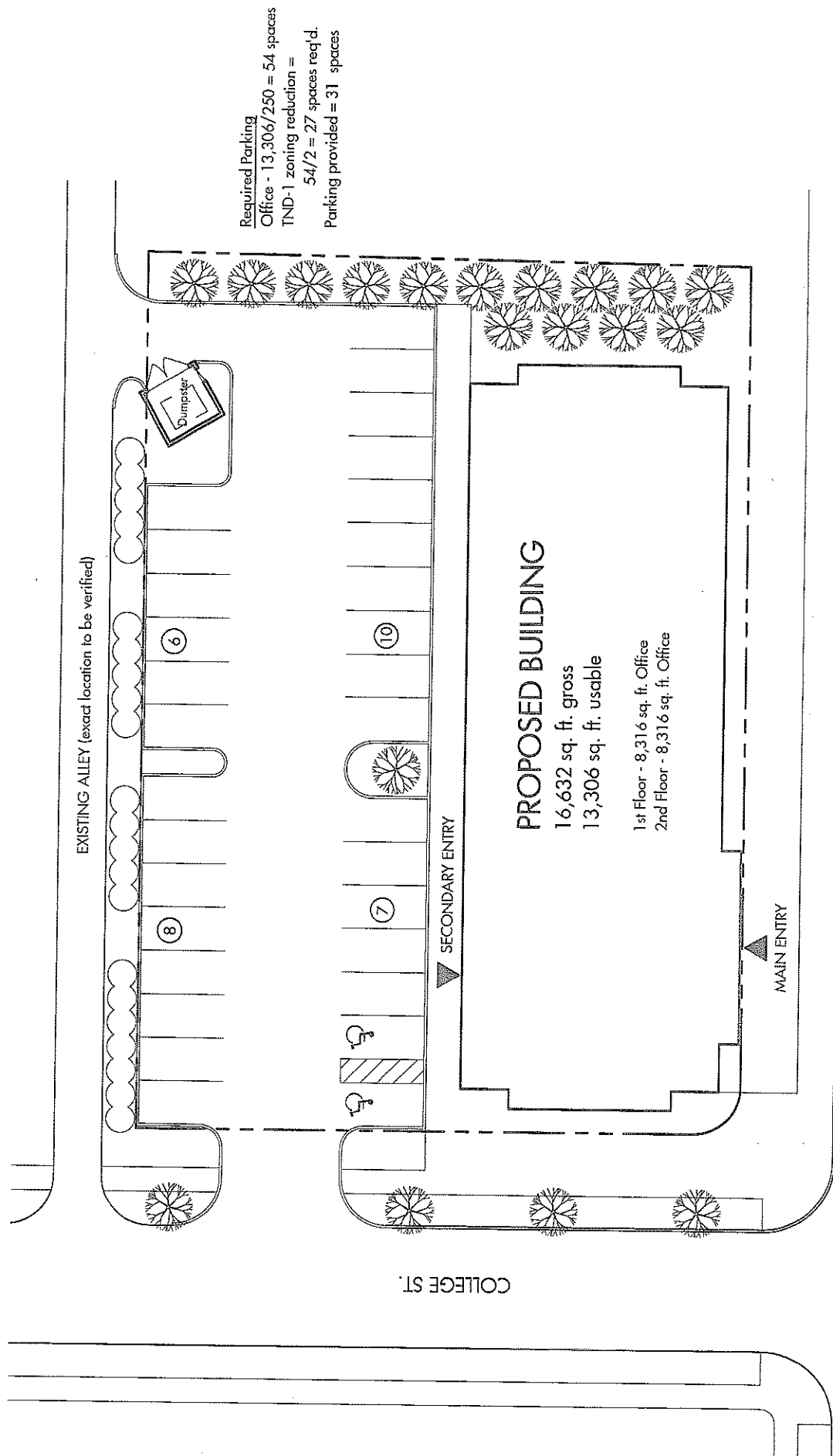
Revised:

Petitioner: Knoxville's Community Development Corporation

Map No: 94

Jurisdiction: City





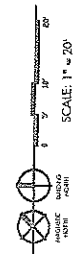
Required Parking  
 Office - 13,306/250 = 54 spaces  
 TND-1 zoning reduction =  
 54/2 = 27 spaces req'd.  
 Parking provided = 31 spaces

4-F-11-0R

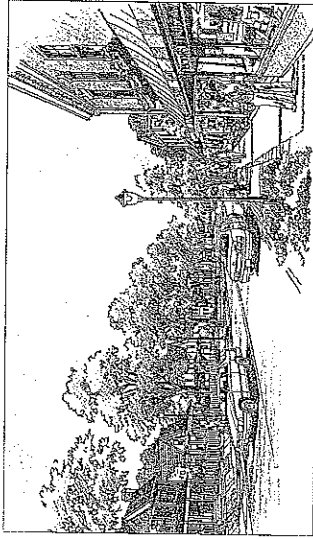
KCDC / RTG 1513 University Avenue  
 Knoxville, Tennessee

UNIVERSITY AVE.

SITE PLAN  
 2011 03 22



MECHANICSVILLE COMMONS DESIGN GUIDELINES

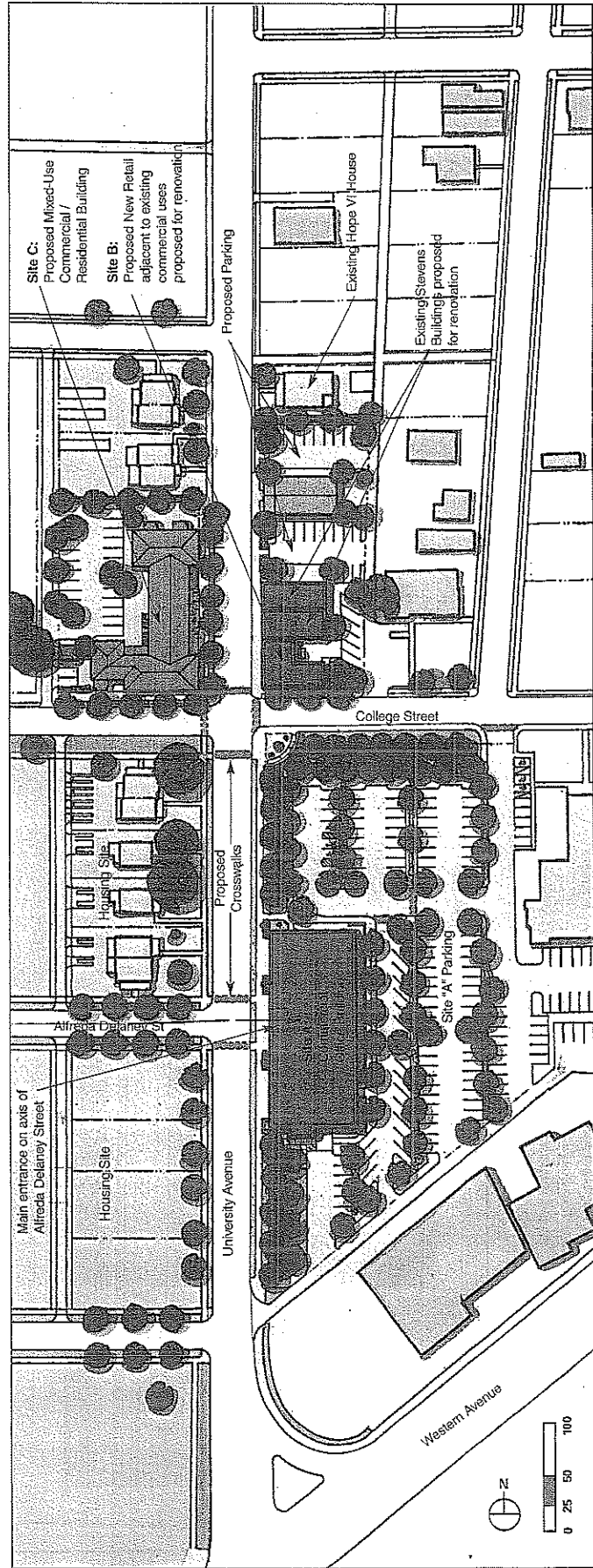


Commercial Design Guidelines

4-F-11-UR



MECHANICSVILLE COMMONS DESIGN GUIDELINES



Commercial Buildings in the Neighborhood

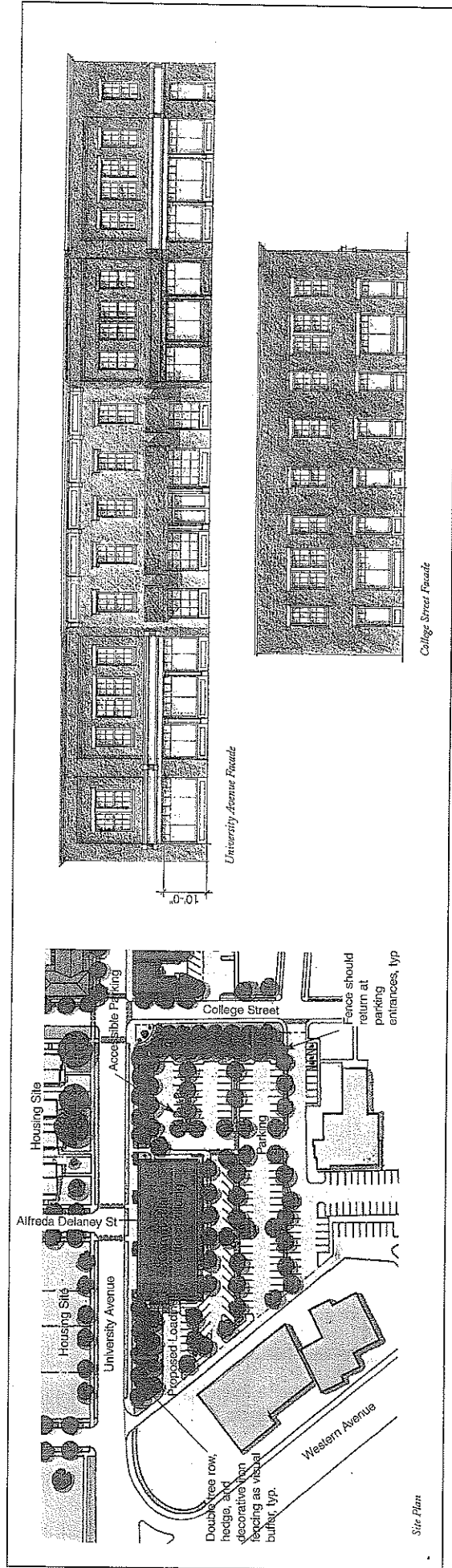
Development District standards which apply to the Mechanicsville neighborhood, as well as the Mechanicsville Commons Design Guidelines, of which this commercial section is an addendum. Highlights of the local TND guidelines require:

- Streets and sidewalks that are spatially defined by buildings in a regular pattern, unbroken by parking lots
- Commercial and office uses incorporating doors and windows for at least 50% of the front facade
- Buildings of an architectural design compatible with local building traditions, specifically with neighboring residential properties
- Civic buildings, such as the proposed state office building, located at prominent locations, or serve as landmarks in the neighborhood, particularly at such focal points as the end of a street axis.

Essential Mechanicsville Neighborhood elements include:

- Variety of uses (office, commercial, residential units) incorporated in mixed-use buildings.
- Consistent vertical street edge, whether via built fabric or substantial landscaped screening to hold the street's edge and to claim and define the neighborhood's commercial corridor along University Avenue.
- Development of parking resources in close proximity to neighborhood commercial and residential uses, accessible but adequately screened at street's edge so as not to detract from the overall character of the neighborhood's main street.
- Pedestrian scaled historic light standards. Existing Mechanicsville standard Acorn-type fixture or substitution with suitable historic character.
- Quality construction and development in compliance with local planning measures and ordinances, in particular the TND-1 Traditional Neighborhood

MECHANICSVILLE COMMONS DESIGN GUIDELINES



Commercial Site A:  
Office Building

Facade composed in 30 to 50 foot wide sections with an orderly relationship between elements, to give the appearance of an assemblage of smaller buildings  
Essential elements include:

- A Simple two story massing, usually rectangular with a flat roof.
- B Punched window openings on the second floor with ground floor storefront windows.
- C An orderly relationship between windows and storefronts.
- D Decorative cornice on primary facade.
- E Secondary and rear facades should continue a rhythm of punched window openings for both floors. Blank facades are not allowed.
- F Minimum 14'-0" first floor to second floor allowed.

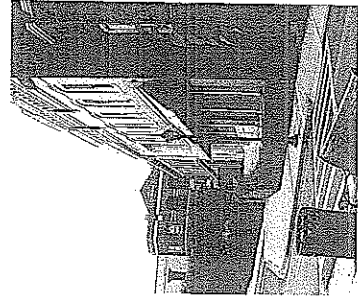
Orientation This site can accommodate a two story office building and associated surface parking, however it should be contextual with the neighboring small scale retail buildings proposed for sites B and C. Since the location of the monitoring wells on this site precludes a corner location, the primary facade and entrance of the building must terminate the axis of Alfreda Delaney Street. To encourage "eyes on the parking lot," second floor windows should wrap the building.

University Avenue Setback A zero-setback is required. The primary facade should be set on the property line to be consistent with the proposed retail facades of sites B and C.

Parking The primary parking area should be located behind the building. Parking areas along either side of the building should be visually screened from adjacent public streets to continue the vertical street wall (see landscape requirements).

Landscaping In addition to the general landscape guidelines, and as required by code, twenty percent of the parking area for lots of six cars or more should be landscaped. In addition, a visual buffer consisting of a double tree row, hedges, and a 3'-6" decorative metal and brick fence along both the University Avenue and College Street perimeters is required. A paved flag court and benches are proposed to hold the site's northwestern corner at College Street and University Avenue.

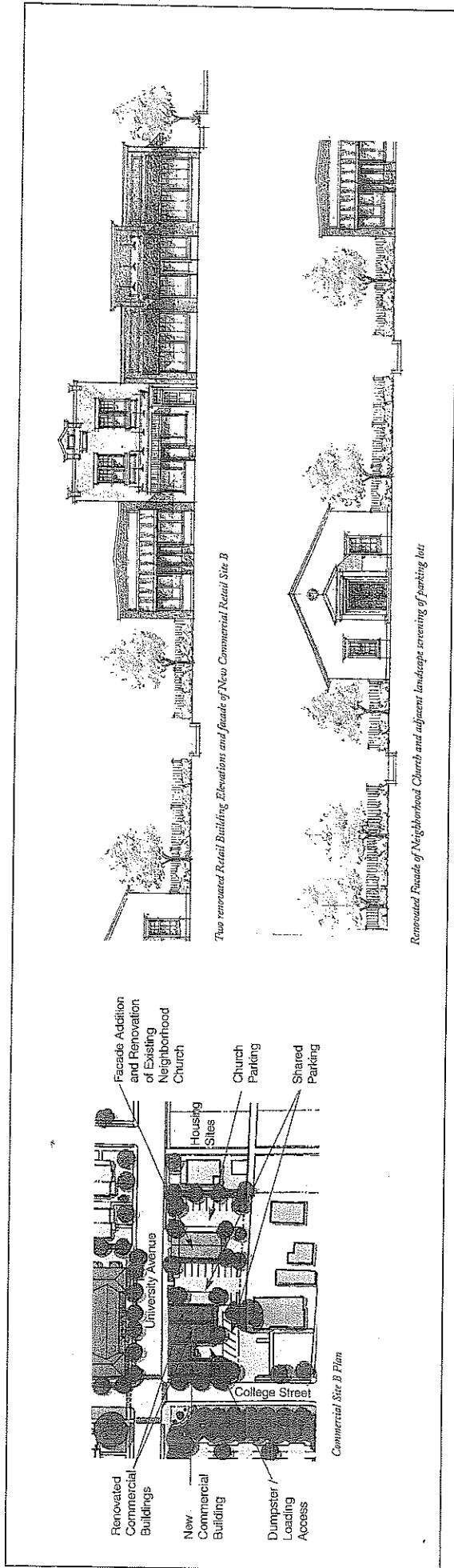
Fencing A 3'-6" decorative fence, consisting of iron fencing and brick piers, is required along both the University Avenue and College Street perimeters as well as at the College Street and Buffalo Alley entrances to the parking lot. A 6-foot tall masonry privacy fence is required around any exterior dumpster.



Chasen Smith Carolina

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MECHANICSVILLE COMMONS DESIGN GUIDELINES



**Commercial Site B: Infill Retail Building**

In addition to the existing buildings, site "B" can accommodate a one story, 2200 square foot building with a retail use and associated surface parking. Essential elements include:

- A. Simple one story form, rectangular with a flat roof.
- B. Ground floor storefront windows, awnings and lighting encouraged.
- C. Decorative cornice on University Avenue and College Street facades.

Orientation Storefronts should be oriented to both University Avenue and College Street. To encourage "eyes on the street", windows should wrap the corner.

University Avenue Setback A 0'-0" setback is required. Awnings may require an encroachment permit.

College Street Setback A 5'-0" setback is recommended. The zone between the property line and face of building should be paved with ornamental brick or equal.

**Parking** This site will share parking areas with the adjoining retail uses on this block. These areas are located behind the new and renovated retail building and in alley accessed parking lots adjacent to the neighboring church and retail uses. Accessible parking should be on-street along College Street or University Avenue.

**Landscaping** In addition to the general landscape guidelines, a landscaped buffer is required to screen all parking areas. A five to ten foot green edge with fencing and trees is required along College Street and University Avenue to visually screen parking areas. Also, a sidewalk is required to provide pedestrian access from University Avenue to the interior parking lots.

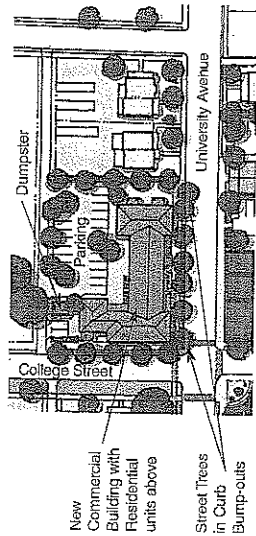
**Fencing** A 3'-6" decorative metal fence with brick piers is required at the College Street entrance to the parking area as well as in front of the interior parking lots along University Avenue. A 6 foot tall masonry privacy fence is required around the dumpster.



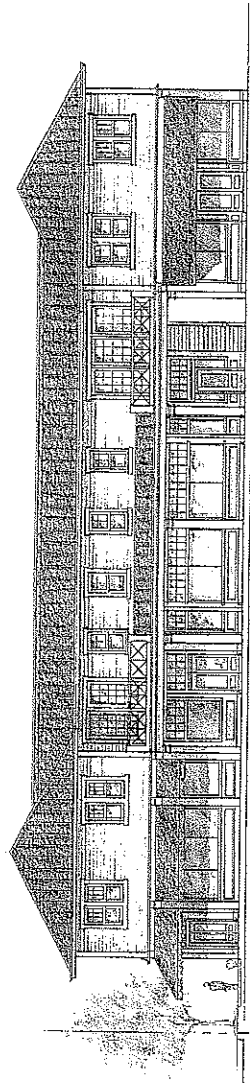
Cluster, South Carolina



MECHANICSVILLE COMMONS DESIGN GUIDELINES



Commercial Site C Plan



University Avenue Facade

Commercial Site C: Mixed-Use Building

This site can accommodate a two story mixed-use building incorporating ground floor retail and one and two bedroom residential units above, with associated surface parking behind. Craftsman style encouraged to fit in with the adjacent residential properties. Essential elements include:

- A Simple two-story form, usually rectangular, with gabled and hipped roofs.
- B Punched window openings and balconies on the second floor with ground floor storefront windows.
- C An orderly relationship between second floor windows and storefronts below.
- D Minimum 14'-0" first floor to second floor allowed.
- E Fiber-cement siding is permitted for this site.

Orientation Storefronts should be oriented to University Avenue and College Street. To encourage "eyes on the street," second floor windows should wrap the building.

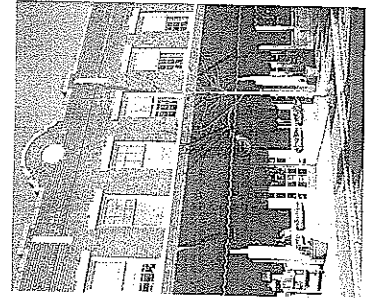
University Avenue Setback Since the existing 15 foot setback from the curb to the property line is substantial, a setback to the building is not required. Awnings may require an encroachment permit.

College Street Setback A 5'-0" setback is recommended. The zone between the property line and face of building should be paved with ornamental brick or equal.

Parking The primary parking area should be located behind the building and partially screened by the building. Accessible parking should be on-street along College Street.

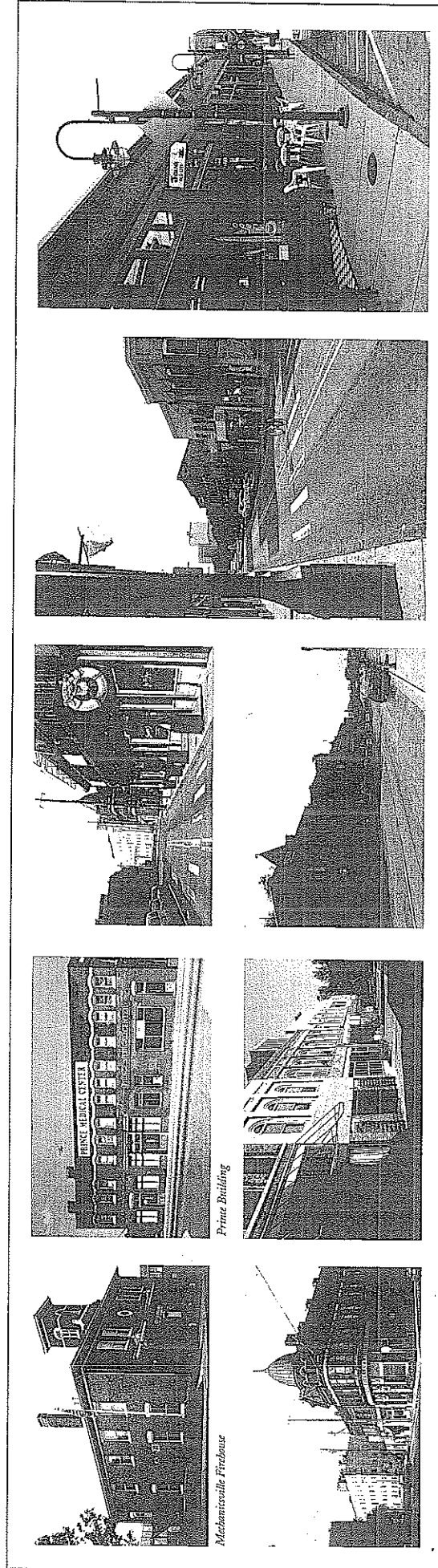
Landscaping In addition to the general landscape guidelines, a landscaped buffer consisting of a green edge with trees and fencing is required between the building and the adjoining residential lot, and are suggested for the rear yard between the building and the parking lot as well as along the edge between the parking lot and the alley. The green verge along College Street should be planted with trees at 30'-0" O.C. maximum, while the roughly 6'-0" verge along University should be paved in ornamental brick with trees placed in either planters or preferably tree wells covered with iron grates.

Fencing A 3'-6" decorative metal and brick fence is required at the College Street entrance to the parking lot. A 6 foot tall privacy fence is required around the dumpster.



Newburn, North Carolina

MECHANICSVILLE COMMONS DESIGN GUIDELINES



Architectural Elements

Roof Forms

The basic Mechanicsville Commons commercial building form is a rectangular two story-box. Although mansard roofs can be found and are permitted, flat roofs are typical and preferred.

Standard Windows

The typical window shall be a single or double hung. A one over one, six over six, and six over one are permitted.

Storefronts

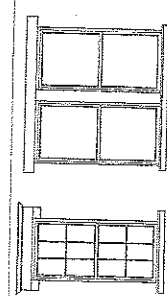
Wood or composite storefronts in historic mullion patterns are preferred. Aluminum storefronts with traditional profiles are also permitted.

Window and Door Trim

Brick mold with a wide profile is required at brick siding. Window lintels and sills should be precast concrete, stone patterned brick, or decorative prefabricated trim based on historical precedents.

Local Precedents

MECHANICSVILLE COMMONS DESIGN GUIDELINES

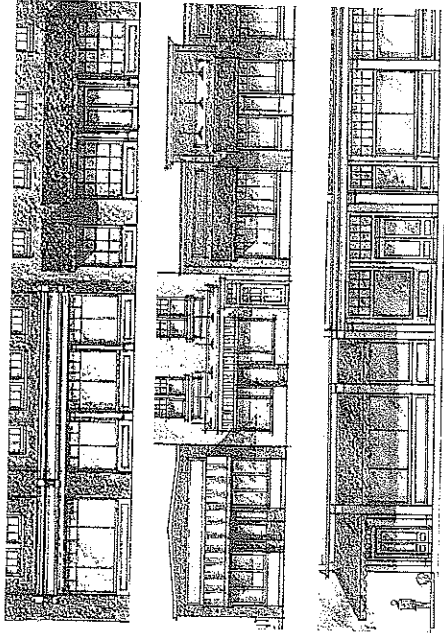


3'-8" x 7'-10" Windows

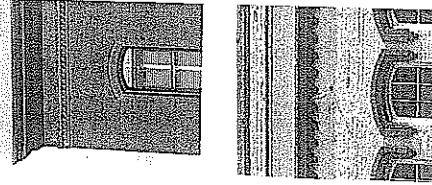


3' x 5'-10" Window

*Standard Second Floor Windows*



*Typical Storefront Windows*



*Typical Cornice Trim*

Facade Elements

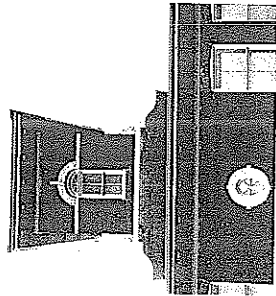
Cornice Trim

A characteristic feature of 19th century Knoxville commercial buildings is a well articulated ornate cornice line. New commercial buildings should feature a beautifully detailed cornice line as a gift to the street.

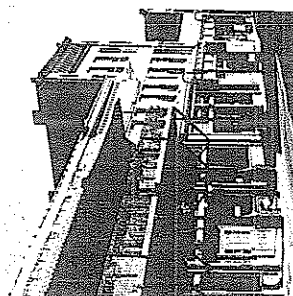
Shutters

Proportional shutters may be used on single windows. Window head and sill trim is still required if shutters are used.

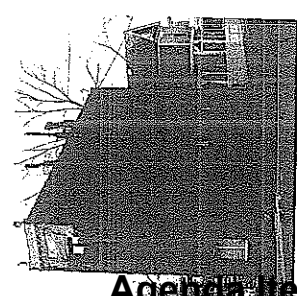
MECHANICSVILLE COMMONS DESIGN GUIDELINES



Mechanicsville Firehouse



Old City



Spring Mechanicsville Commercial

Materials List

**Field and Accent Siding:** Standard brick in running bond patterns (rusticated brick not permitted); Mixed-use buildings may be constructed of cement fiber board siding

**Roofing:** Sloped roofs to be fiberglass shingles, preferably with a shadow line for a slate appearance; metal

**Lintels, Sills and Watercourse:** Precast concrete, stone, brick, or decorative composite reproductions

**Windows:** Cellular pvc, wood clad, aluminum or wood

**Trim:** Wood or composite millwork for built-up sections. Wood wrapped in aluminum is prohibited

**Columns:** Architecturally correct wood, composite, or fiberglass

**Gutters:** Ogee or halfround prefinished metal

**Downspouts:** Rectangular or round smooth prefinished metal

**Foundations:** Standard size brick

**Railings:** Metal, wood, or vinyl picket

**Shutters:** Wood or composite

**Awnings:** Fabric

**3' to 3'-6" Fences:** Prefinished metal with brick piers incorporated

**Dumpster Enclosure:** Decorative concrete block or standard brick

Colors List

Color palettes will be submitted to MPC for staff level review and approval as required.

**Brick:** Red range with colored mortar, painted, or an approved color

**Roofing:** Medium to dark grey/ slate grey range; red, green or natural metal

**Lintels, Sills and Watercourse:** Indiana Limestone color

**Windows:** Sashes and frames to be white or an approved accent color

**Trim:** All window, door, storefront, corner, and eave trim to be an approved color

**Columns:** White

**Gutters:** White or an approved accent color

**Downspouts:** White or an approved accent color

**Railings:** Metal: black; Wood or vinyl: white or approved accent

**Shutters:** An approved trim / accent color

**Awnings:** Historic colors and patterns

**Fences:** Black or a very dark color