

▶ **FILE #:** 10-F-12-UR

**AGENDA ITEM #:** 33

**AGENDA DATE:** 10/11/2012

▶ **APPLICANT:** KCDC

OWNER(S): Alvin Nance

TAX ID NUMBER: 82 N D 002-007 082 ND 025

JURISDICTION: City Council District 6

▶ **LOCATION:** Southwest side of Wilson Av., northeast side of Curie Pl.

▶ **APPX. SIZE OF TRACT:** 0.94 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Vehicular access will be provided by an unnamed one-way alley that has a pavement width of 16'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential development (two sixplexes)

12.1 du/ac

HISTORY OF ZONING: The property was RP-1 at 13 du/ac earlier this year (7-I-12-RZ)

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

South: Duplex dwellings / R-1 residential

East: Detached dwellings / R-1 residential

West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: Development in the area primarily consists of detached dwellings. KCDC has recently developed some duplex units in this general area. 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 sixplex dwelling structures as shown on the development plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Installing 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 Dep
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Meeting all applicable requirements of the Knoxville fire Marshall
6. 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:**

The applicant is in the process of redeveloping a number of lots in the area. Approval of this request will permit the construction two sixplexes. MPC has approved four other duplexes for this same applicant in this area.

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

1. The proposed sixplexes will have minimal impact on local services since all utilities are in place to serve the 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 sixplexes meet the standards for development within the RP-1 (Planned 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 medium density residential uses for this site. Because of the proximity of these sites to a collector street, the proposed sixplexes conform to the locational policies of the plan for the proposed use.

**ESTIMATED TRAFFIC IMPACT 142 (average daily vehicle trips)**

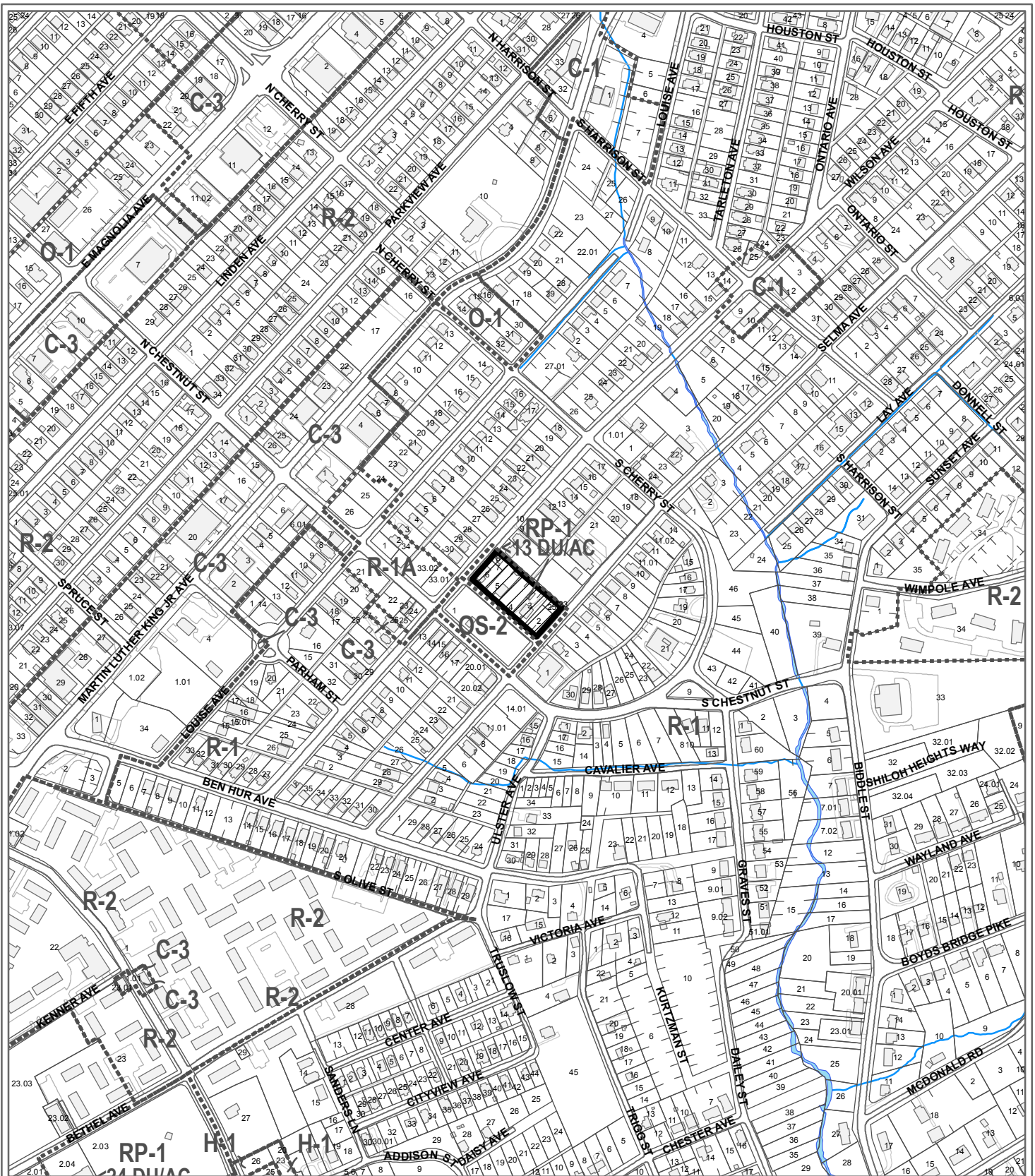
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public and private school children, ages 5-18 years)**

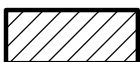
Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

- 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.



**10-F-12-UR  
USE ON REVIEW**



Attached residential development (two duplexes) in RP-1 (Planned Residential) pending

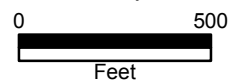
Original Print Date: 9/26/2012  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: KCDC

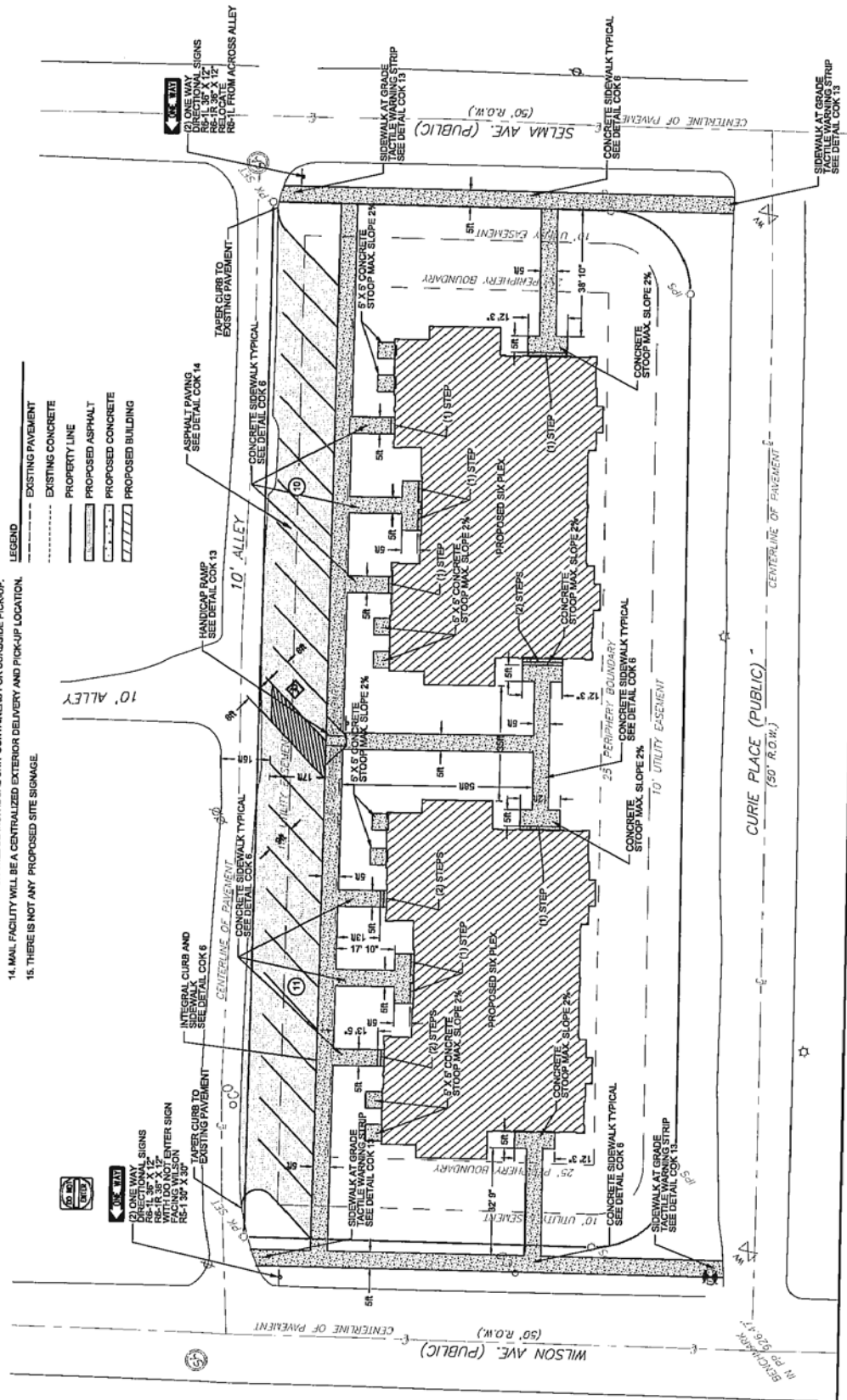
Map No: 82

Jurisdiction: City



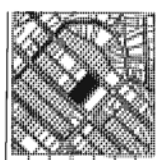
- SITE LAYOUT NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONAL LAYOUT SURVEYING.
  2. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE SURVEY PROVIDED BY VISION EDS.
  3. THE SITE SHALL BE KEPT CLEAN AND NEAT AT ALL TIMES.
  4. ALL DEBRIS SHALL BE REMOVED CONTINUOUSLY BY THE CONTRACTORS AT THEIR OWN EXPENSE. THE LEGAL DISPOSAL OF UNSUITABLE MATERIAL SHALL BE THE CONTRACTORS RESPONSIBILITY.
  5. TRAFFIC CONTROL SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICE FOR STREET AND HIGHWAY CONSTRUCTION.
  6. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE PREVENTION IN CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR CONTRACTORS OF AMERICA, INC. AND THE U.S. DEPARTMENT OF LABOR.
  7. ALL UTILITIES SHALL BE IDENTIFIED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE AND THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE AND THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE AND THE UTILITY COMPANIES.
  8. A TREE IN ANTI-PRESERVATION PLAN COMPLYING WITH THE CITY OF KNOXVILLE TREE ORDINANCE WILL BE PROVIDED WITH THE APPLICATION FOR BUILDING PERMIT.
  9. TOTAL PARKING SPACES PROVIDED = 21 + 1 HOCP
  10. VARIANCES REQUESTED:
    1. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY.
    2. REDUCTION IN PARKING FROM 24 SPACES TO 22 SPACES.
  11. ZONED RP-1
  12. MULTI FAMILY RESIDENTIAL USE.
  13. TRASH COLLECTION WILL BE INDIVIDUAL UNIT CONTAINERS FOR CURBSIDE PICK-UP.
  14. MAIL FACILITY WILL BE A CENTRALIZED EXTERIOR DELIVERY AND PICK-UP LOCATION.
  15. THERE IS NOT ANY PROPOSED SITE SIGNAGE.

- LEGEND**
- EXISTING PAVEMENT
  - EXISTING CONCRETE
  - PROPERTY LINE
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED BUILDING



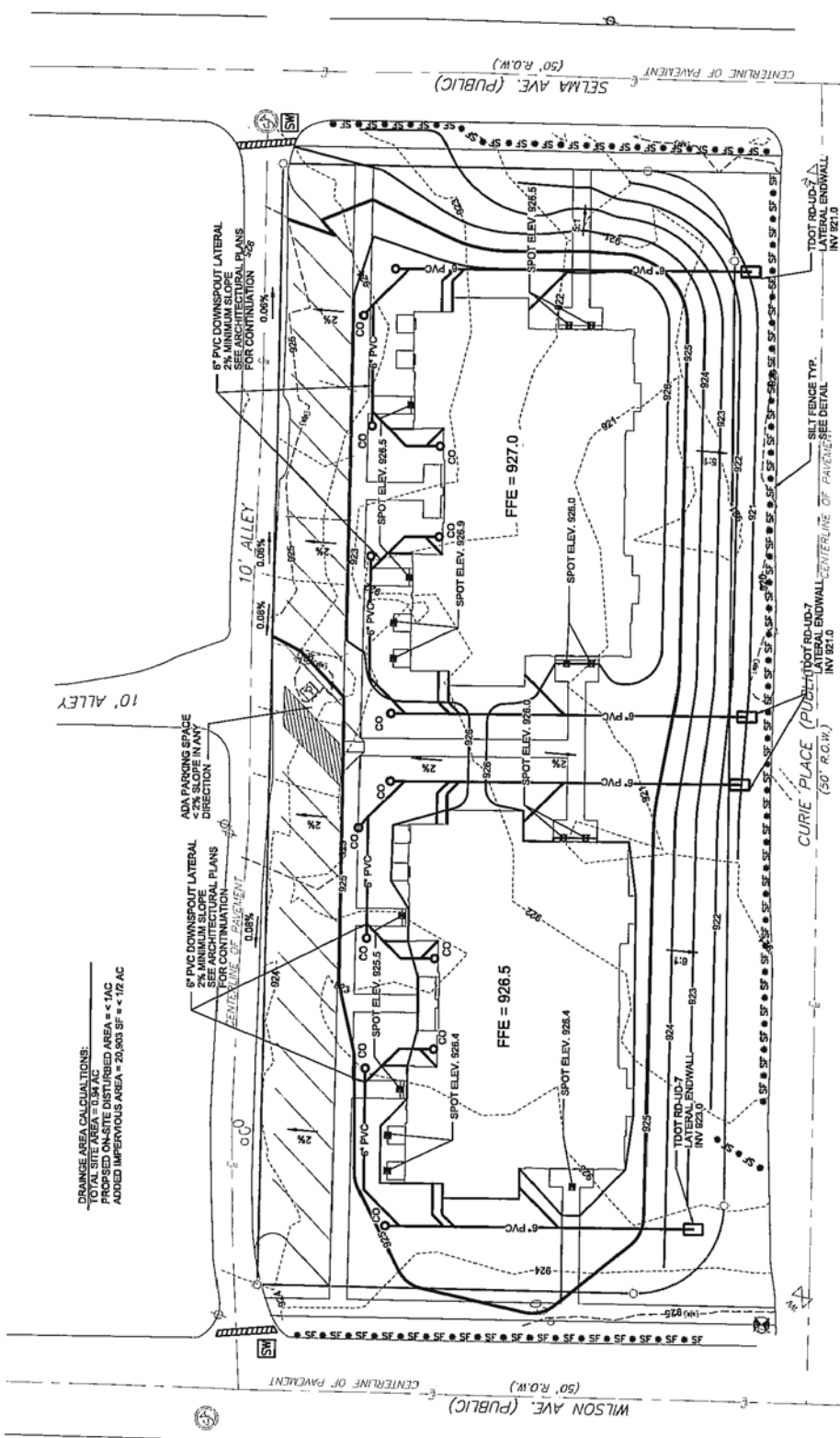
Package "B" For  
 FIVE POINTS INFILL  
 HOUSING PROJECT  
 Knoxville, Tennessee

DATE: 06/28/2012  
 FILE NAME: 120301C300  
 PROJECT NO: 12030130



B107-B112  
 B113-B118  
**C1.0**

10-F-12-VR  
 8/27/2012



- LEGEND**
- EXISTING CONTOUR MINOR
  - - - EXISTING CONTOUR MAJOR
  - PROPERTY LINE
  - PROPOSED CONTOUR MINOR
  - PROPOSED CONTOUR MAJOR
  - PROPOSED SILT FENCE
  - PROPOSED SEDIMENT WORKSOCK

**DRAINAGE AREA CALCULATIONS:**  
 TOTAL SITE AREA = 1.1 AC  
 PROPOSED ON-SITE DISTURBED AREA = 0.14 AC  
 ADDED IMPERVIOUS AREA = 20,903 SF = 0.12 AC

10-F-12-UR

PL01 SCALE:

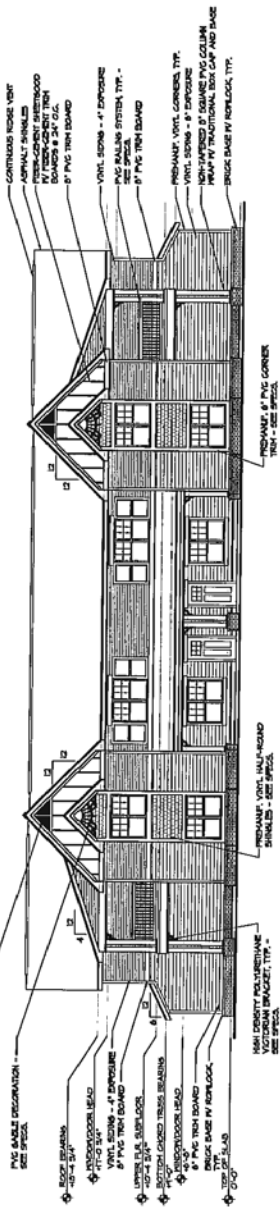


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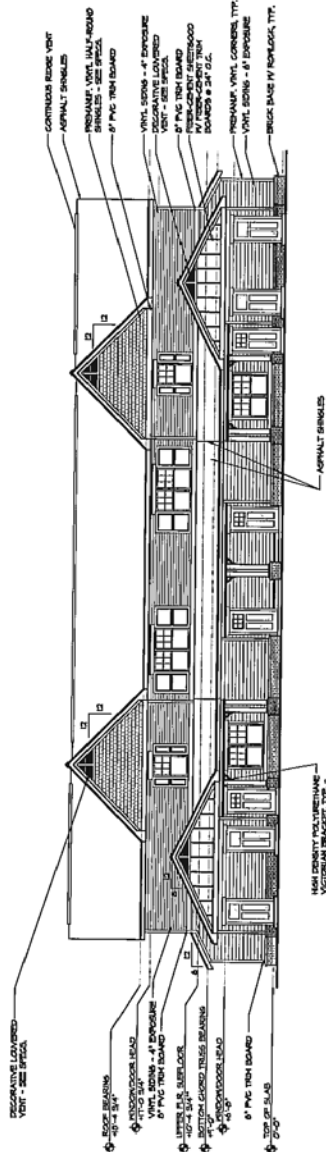


B113-B118  
B107-B112

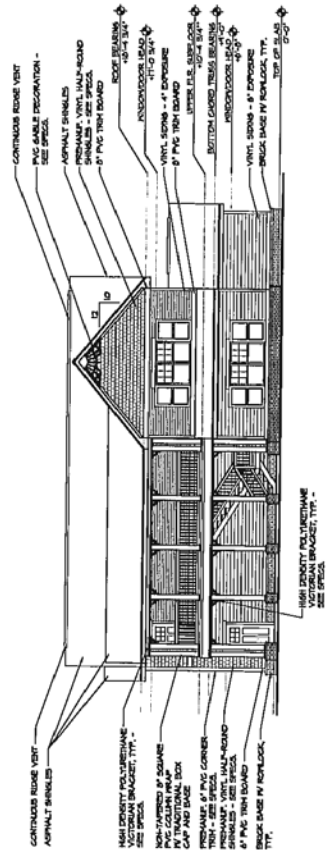
3.1



1. FRONT EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2. REAR EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3. TYPICAL SIDE EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	VENT SIDING - 4" EXPOSURE		BRICK BASE
	VENT SIDING - 4" EXPOSURE		ASPHALT SHINGLES
	PREHAMP VENT CORNERS, TYP.		PVC SHINGLE DECORATION
	PVC SHINGLE DECORATION		ASPHALT SHINGLES
	ASPHALT SHINGLES		8" PVC TRIM BOARD
	8" PVC TRIM BOARD		VENT SIDING - 4" EXPOSURE
	VENT SIDING - 4" EXPOSURE		8" PVC TRIM BOARD
	8" PVC TRIM BOARD		PREHAMP VENT CORNERS, TYP.
	PREHAMP VENT CORNERS, TYP.		VENT SIDING - 4" EXPOSURE
	VENT SIDING - 4" EXPOSURE		8" PVC TRIM BOARD
	8" PVC TRIM BOARD		BRICK BASE

PLAT SCALE, AS NOTED