

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 1-C-14-UR

AGENDA ITEM #: 34

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** BERARDI ARCHITECTS

OWNER(S): Boys & Girls Club

TAX ID NUMBER: 94 K F 015

JURISDICTION: City Council District 6

STREET ADDRESS: 220 Carrick St

▶ **LOCATION:** Southeast side of Deadrick St., northeast of Hannah Av.

▶ **APPX. SIZE OF TRACT:** 2.63 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Arthur St. and Deadrick Av., both of which are classified as local streets. Each street has a pavement width of 26' within rights-of-way that vary in width from 40' to 50'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services) pending & H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Boys & Girls Club and police training facility

▶ **PROPOSED USE:** Senior Housing

29.66 du/ac

HISTORY OF ZONING: The site was recommended for rezoning to O-1 (Office, Medical and Related Services) / H-1 (Historic Overlay) District at the December 12, 2013 MPC meeting. This matter is scheduled for City Council hearing on January 7, 2014

SURROUNDING LAND USE AND ZONING: North: Detached dwellings & church / R-1A residential & H-1 historic overlay

South: Detached dwellings / R-1A residential & H-1 historic overlay

East: Detached dwellings & church / O- office & H-1 historic overlay

West: Detached dwellings / R-1A residential & H-1 historic overlay

NEIGHBORHOOD CONTEXT: This site contains the historic Moses School building, and it is surrounded by an older residential neighborhood. Both the school and the neighborhood have experienced significant renovation/rebirth in the last number of years. Most of the area is zoned either R-1A residential or O-1 office with the H-1 Historic overlay.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for up to 78 apartment units as shown on the site plan subject to the following

8 conditions

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
2. Participation in the KUB sewer capacity reservation program
3. Installation of all landscaping as shown on the site plan within six months of obtaining an occupancy permit
4. Approval of the requested variances from the Knoxville Board of Zoning Appeals
5. Meeting all other applicable requirements of the Knoxville Zoning Ordinance
6. Approval of a Certificate of Appropriateness from the Knoxville Historic Zoning Commission
7. Approval of the Central City Sector Plan amendment and the rezoning of the site to O-1 (Office, Medical and Related Services) District by the Knoxville City Council
8. Meeting all requirements of Knoxville Engineering Dept.

COMMENTS:

The applicant is proposing a seventy-eight unit, housing for the elderly, apartment development for this site. The existing historic Moses School building would be converted to residential use and would contain 48 apartments. A new building is proposed to be constructed on a portion of the site that will contain thirty apartments. The new building will be architecturally compatible with the existing building. This development will also need approval by the Knoxville Historic Zoning Commission.

In order to develop the site as proposed the applicant will be required to obtain at least two zoning variances from the Knoxville Board of Zoning Appeals. The site contains 2.63 acres. Due to the size of the site and the number of units proposed, the development will exceed the permitted density of the O-1 (Office, Medical and Related Services) District by three units. Additionally, the number of parking spaces proposed as part of the project will not meet the current City standard for on site parking. A project of this size and type would require 88 parking spaces. The applicant is proposing to provide only 50 parking spaces. Variances have been applied for regarding these two items. These variances will be heard at the January 16, 2014 BZA meeting. Staff will not object to the granting of these variances. It is our belief that the proposed development is an appropriate reuse of this historic structure and that the added density will have no negative impact on the surrounding neighborhood. The parking variance can be justified because the proposed tenants typically do not drive. It is expected that only 35 percent of the tenants will have a car.

The applicant is proposing to maintain as much of the existing green space on the site as possible. They propose to demolish the existing gymnasium and develop that space as a courtyard for the residents. All of the remaining green area will be available for use by area residents.

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

1. The proposed apartments will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed apartment development is compatible with the scale and intensity of the surrounding low density residential and office uses.

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

1. The proposed apartment development, with the recommended conditions, meets the standards for development within a RP-1 Zone and all other requirements of the Zoning Ordinance.
2. The proposed apartments are 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

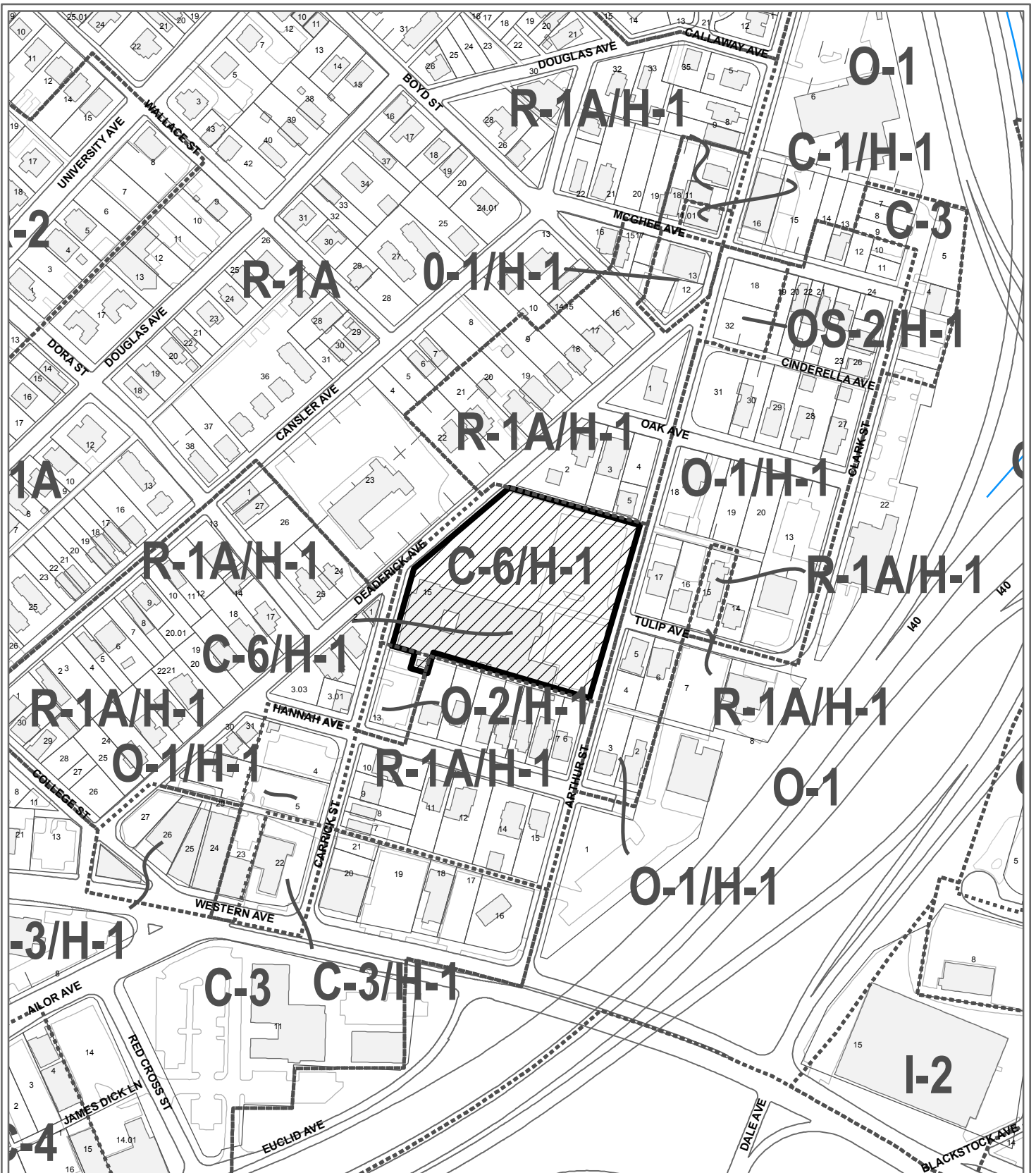
1. The Central City Sector Plan is in the process of being amended to O (office) which will allow consideration of R-2 (General Residential) uses.

ESTIMATED TRAFFIC IMPACT: 763 (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: 31 (public and private school children, ages 5-18 years)

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-C-14-UR
USE ON REVIEW**

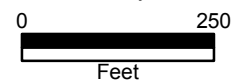


Senior Housing in O-1 (Office, Medical, and Related Services) pending & H-1 (Historic Overlay)

Petitioner: Berardi Architects

Map No: 94

Jurisdiction: City



Original Print Date: 12/20/2013

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

THE MOSES CENTER

MOBILE, TN
 PROJECT # 14-000000
 SHEET # 14-000000
 DATE 12/14/2013

SCHEMATIC DESIGN

PROJECT DATE 11.11.2013
 PROJECT # 1400
 SHEET DATE 12.14.2013

PRELIMINARY SITE PLAN SCHEME 2

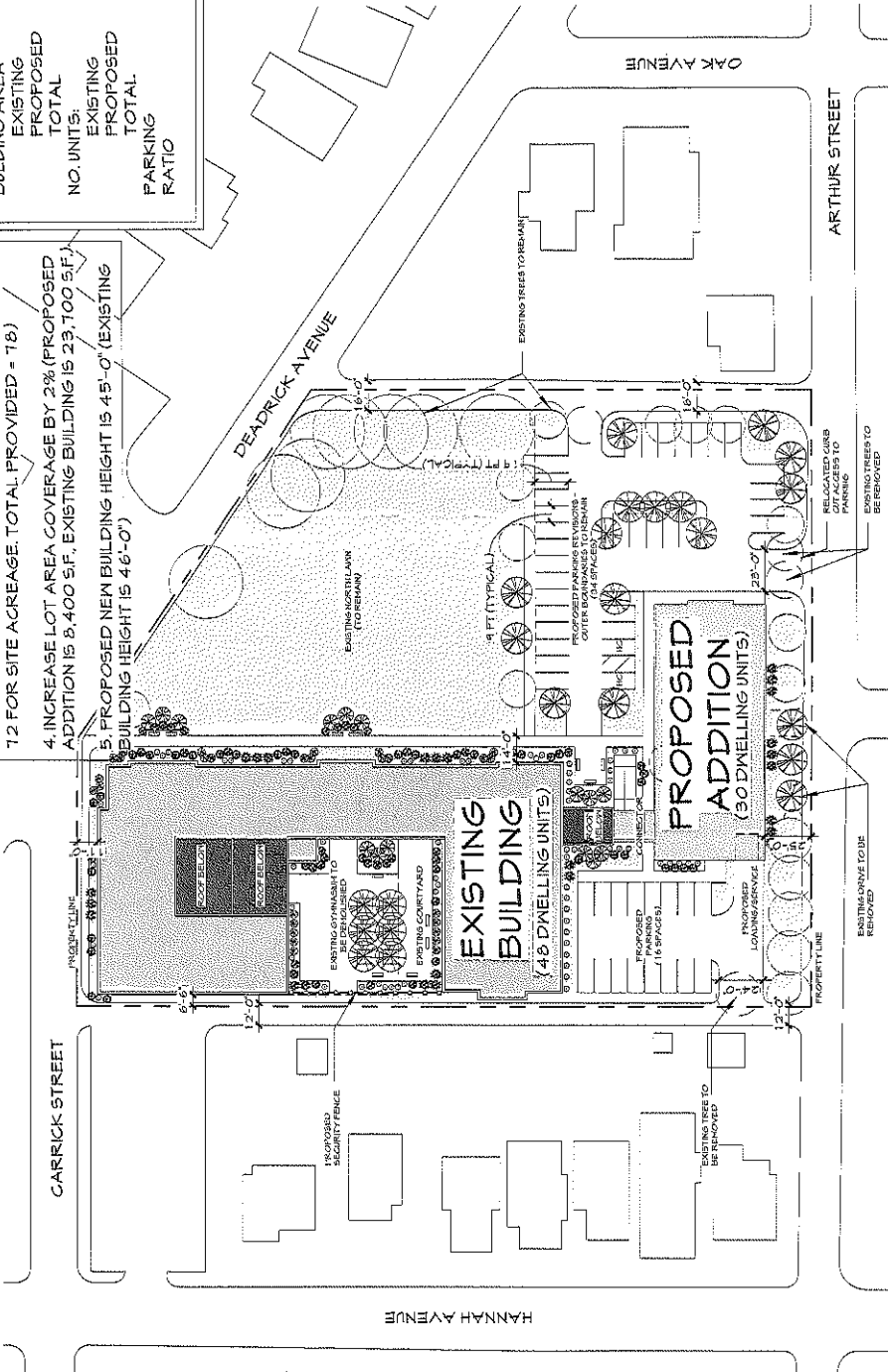
1B

berardi+

DEVELOPMENT SUMMARY

SITE AREA	1,14,560 SF (2.63 ACRES)
BUILDING AREA	
EXISTING	23,700 SF
PROPOSED	8,400 SF
TOTAL	32,100 SF
NO. UNITS:	
EXISTING	48
PROPOSED	30
TOTAL	78
PARKING	50
RATIO	.64 SPACES/UNIT

- VARIANCE REQUIREMENTS:**
1. PROVIDE 50 PARKING SPACES @ 9' X 19' TYPICAL (HC SPACE PROVIDED TO MEET ADA)
 2. EAST SETBACK TO BE 25'-0"
 3. EXCEED MAXIMUM UNITS BY 6 (MAX ALLOWABLE IS 72 FOR SITE ACREAGE. TOTAL PROVIDED = 78)
 4. INCREASE LOT AREA COVERAGE BY 2% (PROPOSED ADDITION IS 8,400 SF, EXISTING BUILDING IS 23,700 SF)
 5. PROPOSED NEW BUILDING HEIGHT IS 45'-0" (EXISTING BUILDING HEIGHT IS 46'-0")



**1-C-14-VR
 REVISED**

**SITE PLAN 1/64" = 1'-0"
 SCHEME 2**

