

▶ **FILE #:** 10-D-14-UR

AGENDA ITEM #: 30

AGENDA DATE: 10/9/2014

▶ **APPLICANT:** EMERALD CHARTER SCHOOLS, INC.

OWNER(S): Emerald Charter Schools

TAX ID NUMBER: 94 K F 013 & 015

JURISDICTION: City Council District 6

STREET ADDRESS: 220 Carrick St

▶ **LOCATION:** East side of Carrick St. southeast side of Deadrack Ave.

▶ **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 Deadrack 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) & H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Former school building

▶ **PROPOSED USE:** School (K-8 grades)

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. The rezoning request was approved by City Council on January 21, 2014 on Second Reading.

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-1 office, R-1A residential & 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 to permit a school limited to grades K-8 at this location as shown on the site

plan subject 6 to conditions:

1. Obtaining and maintaining all required licenses/permits from the State of Tennessee.
2. Installation of all landscaping as shown on the site plan within six months of obtaining an occupancy permit.
3. Approval of the required variance(s) from the Knoxville Board of Zoning Appeals.
4. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
5. Meeting all requirements of the Certificate of Appropriateness that has been granted by the Knoxville Historic Zoning Commission.
6. Meeting all applicable requirements of Knoxville Engineering Dept.

COMMENTS:

The applicant is proposing a grades K-8 school for this site. The existing historic Moses School building would be renovated for reuse as a school. Two small additions to the existing building are proposed. The applicants propose to use the area that was formerly an alley on the north side of the building for their student drop-off and pickup. The play ground will be fenced, however, the area will be open for public use when school is not in session.

The current design shows three driveways connecting to Arthur St. Due to the length of the site's Arthur Street frontage, three driveways cannot be approved without the approval of a variance from the Knoxville Board of Zoning Appeals.

The Knoxville Historic Zoning Commission has reviewed and approved the plans for the proposed use.

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

1. The proposed school will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed school 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 school, with the recommended conditions, meets the standards for development within the O-1/H-1 Zoning districts.
2. The proposed school 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. The use is compatible with the character of the neighborhood where it is proposed. The use will not draw significant traffic through residential neighborhoods. The use will not significantly injure the value of adjacent property.

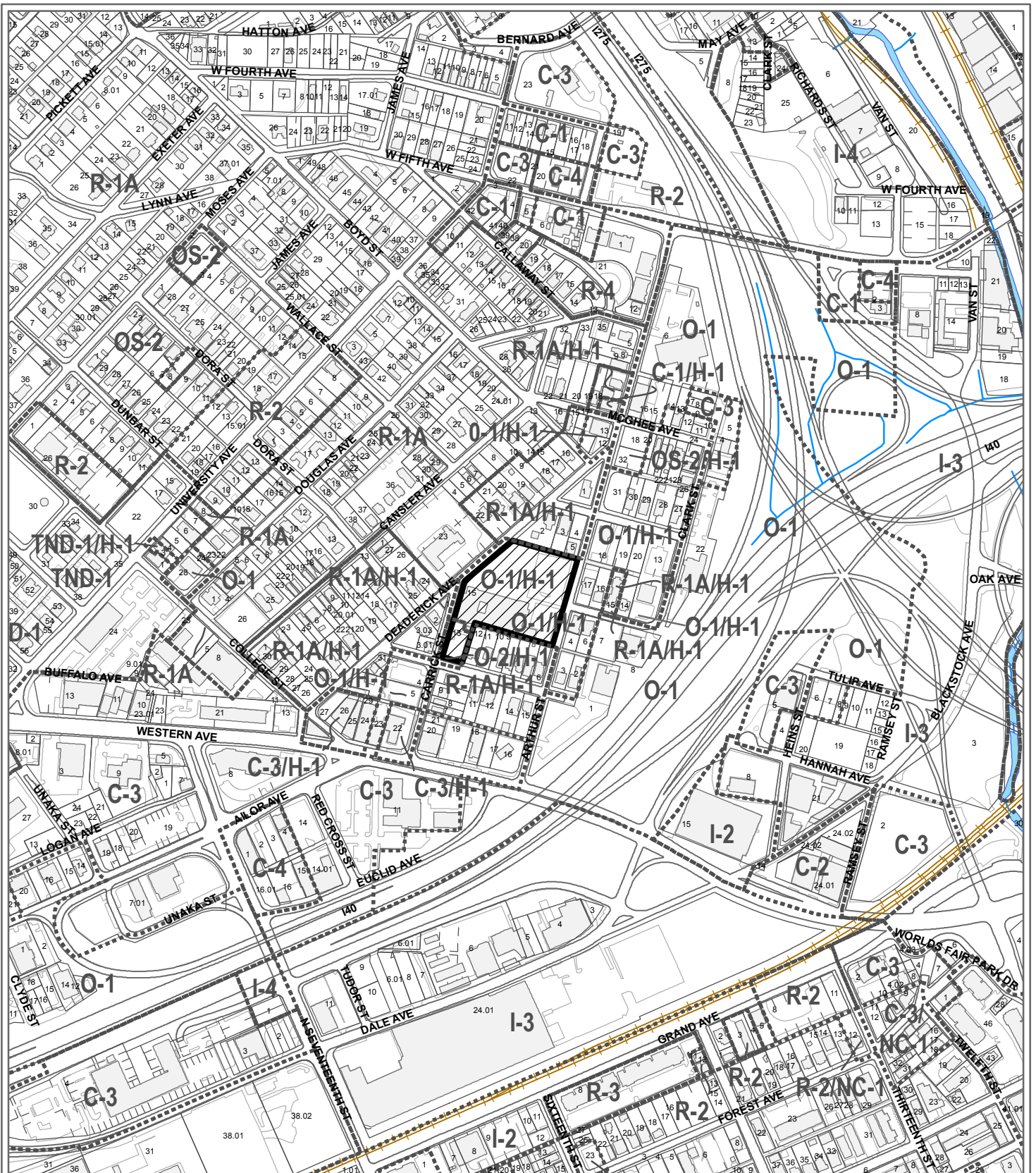
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and One Year Plan show this site for O (office) use which will permit the proposed school as a use on review.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**10-D-14-UR
USE ON REVIEW**



School (K-8 grades) in O-1 (Office, Medical, and Related Services) & H-1 (Historic Overlay)

Original Print Date: 9/22/2014

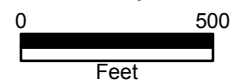
Revised:

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

Petitioner: Emerald Charter Schools, Inc.

Map No: 94

Jurisdiction: City





NOTES:

1. THE PROPOSING & BIDDING DATE WAS TAKEN FROM LINDY SHAPIRO, LLC DATED SEPTEMBER 12, 2014.
2. ALL EXISTING DIMENSIONS, DIMENSIONS OF THE EXISTING BUILDING, AND DIMENSIONS OF THE PROPOSED BUILDING ARE TO THE CENTER OF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
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OWNER: BOYS AND GIRLS CLUB OF GREATER KNOXVILLE
 1001 W. MAIN ST., KNOXVILLE, TN 37921

ARCHITECT: MHM ARCHITECTS & INTERIORS
 1001 W. MAIN ST., KNOXVILLE, TN 37921

PROPOSED VEHICLE PARKING:
 REQUIRED VEHICLE PARKING:
 20 EMPLOYEES/10 V.P. SPACES
 50 SPACES
 TOTAL 70 SPACES

PROPOSED VEHICLE PARKING:
 63 SPACES (P. 14.153)
 3 HANDICAP
 TOTAL 66 SPACES

EMERALD ACADEMY

1400 13

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/14/14
2	REVISED	10/14/14

