

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

▶ **FILE #:** 8-E-15-UR **AGENDA ITEM #:** 40
 POSTPONEMENT(S): 8/13/2015 **AGENDA DATE:** 9/10/2015
 ▶ **APPLICANT:** BECKY MASSEY SERTOMA CENTER
 OWNER(S): Olivia Parfait

TAX ID NUMBER: 83 B J 011 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 0 McDonald Dr

▶ **LOCATION:** North side of McDonald Dr., east side of Avonmouth Rd., west side of West Sunset Road

▶ **APPX. SIZE OF TRACT:** 0.9 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via McDonald Drive, a major collector with a 20' pavement width within a 45' right-of-way; Avonmouth Road, a local street with an 18' pavement width within a 44' right-of-way; and West Sunset Road, a minor collector with an 18' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** EN-1 (Established Neighborhood)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Vacant land - SF residential / EN-1 (Established Neighborhood)

South: Vacant land - SF residential / EN-1 (Established Neighborhood)

East: SF residential / EN-1 (Established Neighborhood)

West: SF residential / EN-1 (Established Neighborhood)

NEIGHBORHOOD CONTEXT: This property is in the western portion of the Holston Hills neighborhood. Sawmill Run Creek runs across the eastern boundary of this site, near West Sunset Road.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a duplex in the EN-1 zone district, as shown on the attached plans, subject to 4 conditions:

1. The grade of the driveway from Avonmouth Rd. shall be in conformance with the requirements of the City of Knoxville Fire Department. If the Avonmouth Rd. driveway is eliminated, the driveway from McDonald Dr. shall only be widened the minimum amount recommended by the City of Knoxville Department of Engineering or Plans Review and Inspections.

2. The parking area shall be screened from the adjoining property (to the rear) with a type "C" partial landscaping screen (see copy attached).
3. A 30-foot buffer, as measured from the top of the stream bank, shall be left undisturbed, unless otherwise approved by the City of Knoxville Department of Engineering.
4. The finished floor elevation (FFE) of the duplex must be a minimum of 1-foot above the lowest elevation of McDonald Drive, or otherwise approved by the City of Knoxville Department of Engineering.

With the conditions noted above, this request meets all requirements for approval for a duplex in the EN-1 zoning district and other criteria for approval of a use on review.

COMMENTS:

Duplexes are a use permitted on review in the EN-1 zone district, provided the duplex is located on a lot with two street frontages and each primary entrance faces a different street. In addition, duplexes have to meet the same design requirements as detached houses. The proposed duplex design and site improvements are consistent with the requirements of the EN-1 zone. However, because of the size of the parking area and the potential to adversely impact the adjoining property, a condition has been recommended that the parking area be screened with landscaping.

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

1. The proposed duplex will have minimal impact on local services since utilities are available to serve this site.
2. The proposal will have minimal impact on the stream provided the required 30-foot buffer remains undisturbed, or as otherwise approved by the City of Knoxville Department of Engineering.
3. The proposal will have no impact on schools and minimal impact to adjacent properties, provided the parking area is adequately screened to the adjoining property.

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a EN-1 (Established Neighborhood) Zone and all other requirements of the Zoning Ordinance.
2. The proposed duplex 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 significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS AND ONE-YEAR PLAN

1. The East City Sector Plan and One-Year Plan designate this property for low density residential use. The proposed duplex is consistent with the current Sector Plan designation.
2. The site is located within the Knoxville city limits and consistent with the Knoxville-Knox County-Farragut Growth Policy Plan.

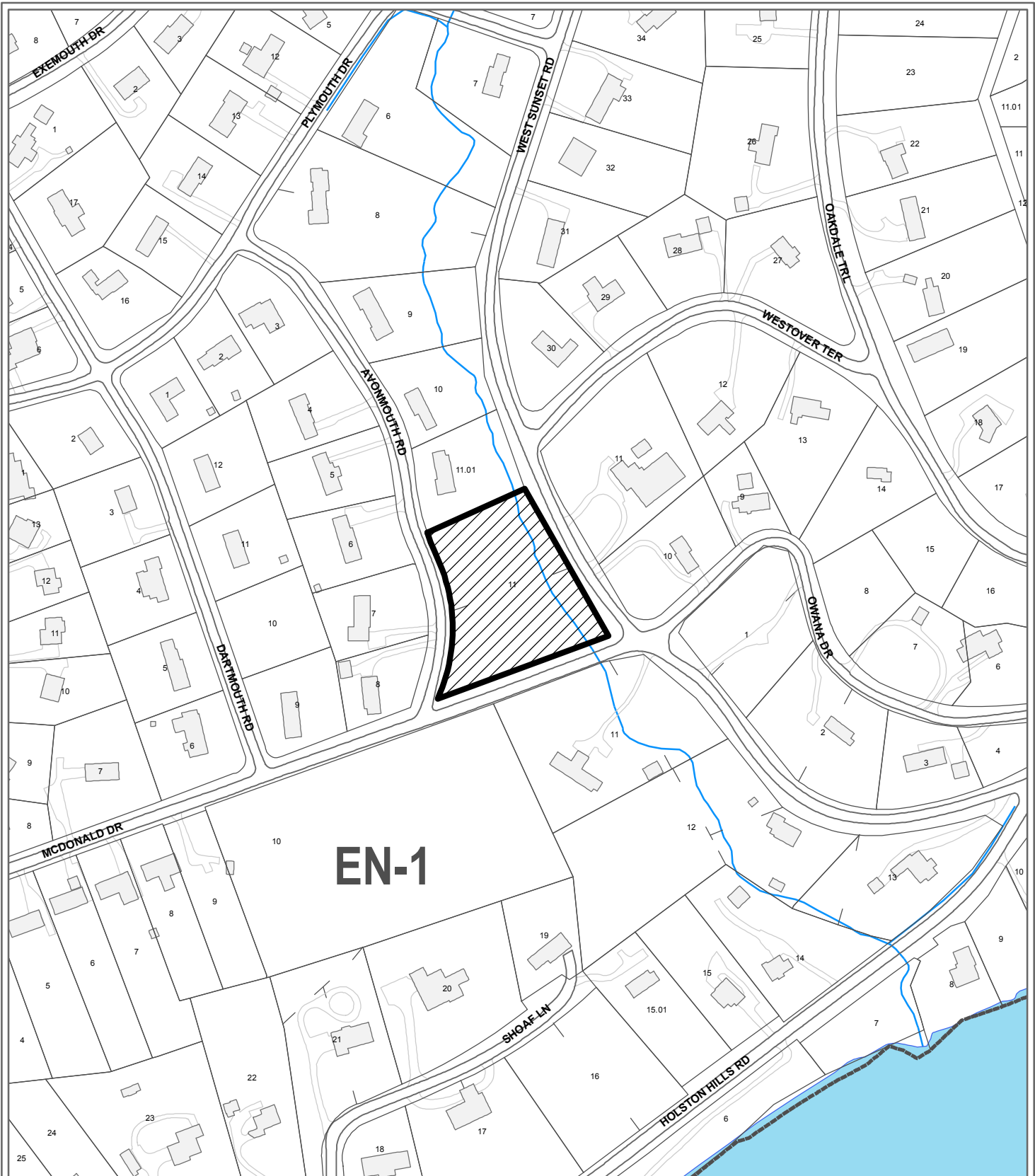
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, 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.



EN-1

**8-E-15-UR
USE ON REVIEW**



Duplex in EN-1 (Established Neighborhood)

Original Print Date: 8/26/2015
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

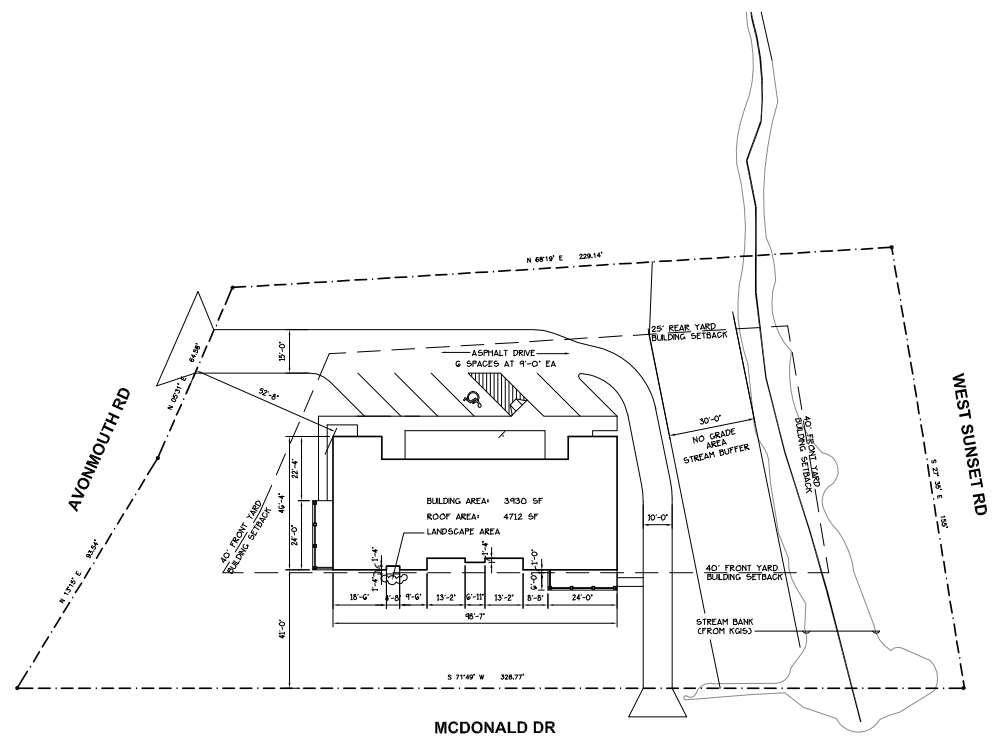
Petitioner: Massey, Becky, Sertoma Center

Map No: 83

Jurisdiction: City



CAD FILE: SC-HH_SD-Ldwg	
DRWN BY: RAM	
CHKD BY: MDA	
APPR BY: MDA	
DATE: 8.31.15	
REVISIONS	



BUILDING/LOT DATA	
LOT AREA:	40101 SF
ROOF AREA:	4712 SF
PERCENT OF BLDG LOT COVERAGE:	11.75%
BUILDING HEIGHT:	21'-9"
IMPERVIOUS SURFACE OF LOT:	10015 SF
24.71% OF LOT COVERAGE	
75.02% OF LOT PERVIOUS	

 **SITE PLAN**
 1
 SD-1
 SCALE: 1" = 20'-0"

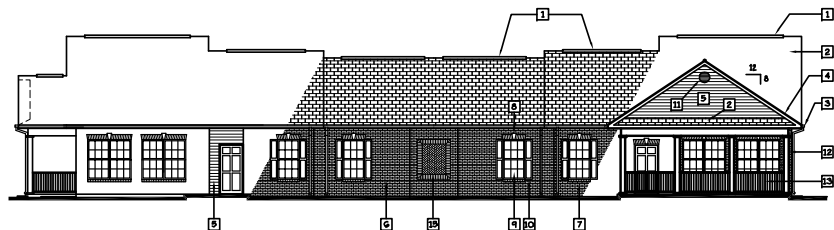
SERTOMA CENTER
 MCDONALD ROAD
 KNOXVILLE, TENNESSEE
ALLAN ASSOCIATES ARCHITECTS, PLLC
 665 / 689-1802
 KNOXVILLE, TENNESSEE 37912



SHEET NUMBER
SD-1

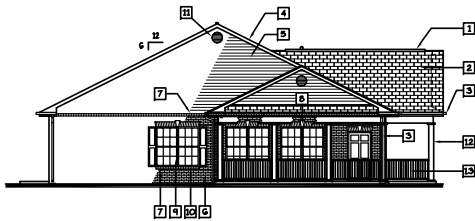
CAD FILE: SD-1H_A2.0.dwg	
DRWN BY: RAM	
CHKD BY: MDA	
APPR BY: MDA	
DATE: 8-31-15	
REVISIONS	

McDonald Rd Elevation:
 wall area - 436 sf
 window/door area - 246 sf
 window/door area is 26% of
 wall area

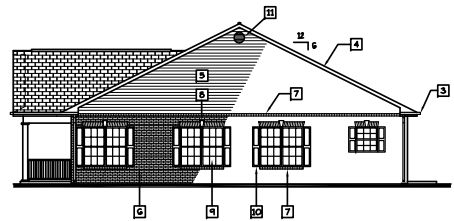


MCDONALD RD ELEVATION
 SCALE: 1/8" = 1'-0"

Avonmouth Rd Elevation:
 wall area - 434 sf
 window/door area - 122 sf
 window/door area is 28% of
 wall area



AVONMOUTH RD ELEVATION
 SCALE: 1/8" = 1'-0"

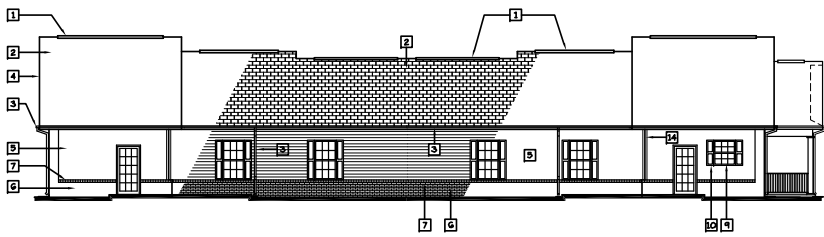


W. SUNSET RD ELEVATION
 SCALE: 1/8" = 1'-0"

W. Sunset Rd Elevation:
 wall area - 434 sf
 window/door area - 109.5 sf
 window/door area is 25% of
 wall area

ELEVATION NOTES

- 1 OPN-ROLL SHINGLE OVER RIDGE VENT.
- 2 FIBERGLASS DIMENSIONAL ROOF SHINGLES, ALGAE RESISTANT, 30 YR. CERTANTIZED LANDMARK OVER 15/16 T&E.
- 3 5" OGE ALUMN GUTTERS W/ 3/4 DOWNSPOUTS AND CONC. SPLASH BLOCKS.
- 4 1x6 HARDI TRM FASCIA BOARD.
- 5 HARD-LAP SIDING OVER TYVEK HOUSE WRAP.
- 6 BRICK VENEER.
- 7 ROWLOCK BRICK COURSE.
- 8 SOLDIER BRICK COURSE W/ ROOK CAST NET STONE.
- 9 VINYL WINDOW UNITS W/ INSL. GLASS, ARGON, LOW E, U-0.32, SHGC-0.30.
- 10 18" W. VINYL SHUTTERS.
- 11 VINYL CABLE VENT 24" DIA. W/ INSECT SCREEN.
- 12 8" SQ. ENDURA-STONE PORCH COLUMNS MANUF. BY "PACIFIC COLUMNS".
- 13 VINYL PICKET RAILING AS MANUF. BY ALSIDE.
- 14 1x4 HARDI TRM CORNER BOARDS.
- 15 HERRINGBONE BRICK INSERT WITH 8" SOLDIER COURSE SURROUND



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

SERTOMA - DUPLEX
 KNOXVILLE, TENNESSEE
ALLAN ASSOCIATES ARCHITECTS, PLLC
 KNOXVILLE, TENNESSEE 37922
 606 / 686-8022
 6618 WALLWOOD ROAD



8-E-15-UR
 Revised: 9/1/2015

SHEET NUMBER
A-2.0

Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

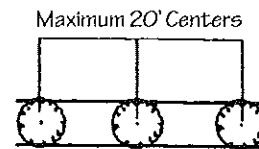
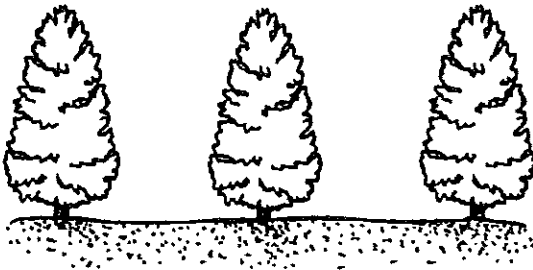
MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:
 MPC
 Development Services
 Suite 403
 City County Building
 400 Main Street
 Knoxville, TN 37902
 Phone: 865 215-2500
 Fax: 865 215-2068
 Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

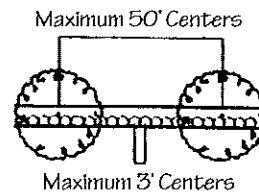
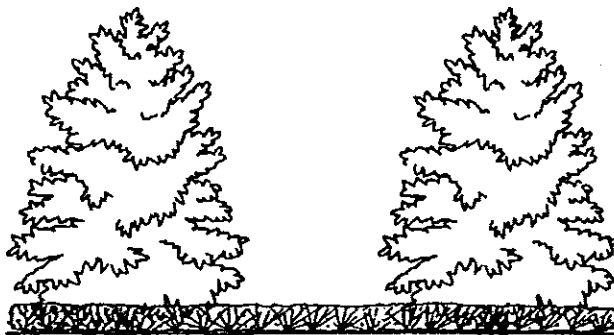
- A row of small evergreen trees

TREE HEIGHT
 Installed: 6 ft.
 Mature: 15 ft.



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

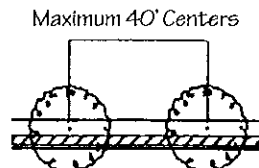
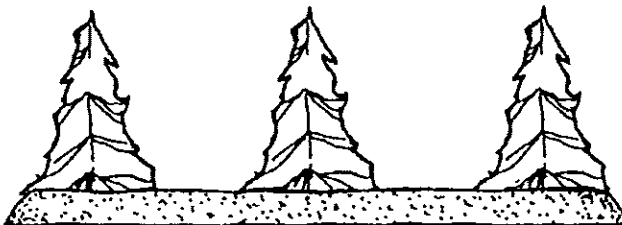
TREE HEIGHT
 Installed: 8 ft.
 Mature: 40 ft.



SHRUB HEIGHT
 Installed: 2 ft.
 Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT
 Installed: 6 ft.
 Mature: 15 ft.





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Fwd: Duplex on McDonald Drive

1 message

paul arm <bowler26@bellsouth.net>

Wed, Aug 12, 2015 at 8:22 AM

Reply-To: bowler26@bellsouth.net

To: commission@knoxmpc.org

I'm apprehensive about the proposed use on review(duplex) at corner of McDonald Rd & Avonmouth Rd for several reasons. One is the negative effect on property value - close proximity, increased traffic with vehicles and people, security. The Sertoma Center is proposing the duplex. They have a group home within a couple miles on Rivershores Estates Rd., the Rivershores address (1619) is on the blueprint submitted to the MPC. I went to see the facility. There are TWO buildings of similar size on the property. The second probably contains storage, supplies, equipment, office space, supporting the group home. The rezoning request is for a single duplex, there is enough space on the property for two or three buildings similar to the situation on Rivershores Estates Rd. I'm afraid that the rezoning would result in a multi building site? This is Setoma Centers history. A multi building site would have an increased negative effect on the neighborhood.

----- Forwarded message -----

From: Mike Reynolds <mike.reynolds@knoxmpc.org>

Date: Aug 3, 2015 9:51 AM

Subject: Duplex on McDonald Drive

To: bowler26@bellsouth.net

Cc:

Paul,

I have attached the plans for the duplex. When the MPC agenda is posted online Thursday or Friday of this week, any updated plans that I receive should also be attached along with the staff report and recommendation. The agenda can be found here: <http://agenda.knoxmpc.org/index.htm>

If you would like to email comments to the planning commission regarding the plan, the email address is commission@knoxmpc.org.

Feel free to contact me if you have any further questions.

Mike

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827

f 865-215-2068

mike.reynolds@knoxmpc.orgwww.knoxmpc.org

This message was directed to commission@knoxmpc.org