

## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

► **FILE #:** 5-SD-16-C

**AGENDA ITEM #:** 12

**AGENDA DATE:** 5/12/2016

► **SUBDIVISION:** FIVE POINTS PHASE 2 INFRASTRUCTURE IMPROVEMENTS

► **APPLICANT/DEVELOPER:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

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

**TAX IDENTIFICATION:** 82 O K 001, 00101, 013, 014, 015 095CA028

[View map on KGIS](#)

**JURISDICTION:** City Council District 6

**STREET ADDRESS:** 407 S Olive St

► **LOCATION:** East side of McConnell St., North and South side of Bethel Ave., South and North side of S. Olive St., and East side of Martin Luther King Jr. Ave.

**SECTOR PLAN:** Central City

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

**WATERSHED:** Williams Creek

► **APPROXIMATE ACREAGE:** 15 acres

► **ZONING:** R-2 (General Residential) & R-1 (Low Density Residential)

► **EXISTING LAND USE:** Multi family residential

► **PROPOSED USE:** New roads in existing multi-dwelling development

**SURROUNDING LAND USE AND ZONING:** This site is located along Martin Luther King Jr. Ave. with commercial uses in the C-3 zone and surrounded by low density residential and medium density residential uses in the R-1, R-2, and RP-1 zones.

► **NUMBER OF LOTS:** 3

**SURVEYOR/ENGINEER:** CEC

**ACCESSIBILITY:** Access is via McConnell St., a minor collector street with 28' of pavement width within 54' of right-of-way, Bethel Ave., a local street with 39' of pavement width within an undefined right-of-way, Martin Luther King, Jr. Ave., a three lane, major collector street within 66' of right-of-way, Olive St., a local street with 15' of pavement width within a right-of-way of 15', and Ben Hur Ave., a major collector street with 36' of pavement within a 62' right-of-way. The site is also along a transit route.

► **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce the right-of-way along the southwestern edge of S. Olive St. between Martin Luther King Jr. Ave. and Bethel Ave. from 25 feet from centerline to 21 feet.
- 2) Reduce the traveled way along proposed Kenner Ave. between McConnell St. and Ben Hur Ave. from 26 feet to 24 feet.
- 3) Reduce the traveled way along proposed S. Olive St. between Martin Luther King Jr. Ave. and Bethel Ave. from 26 feet to 24 feet.
- 4) Reduce the vertical curve K value from 25 to 15 along proposed Kenner Ave. between S. Olive St. and Ben Hur Ave.
- 5) Reduce the intersection curve K value of S. Olive St. at the intersection with Bethel Ave. from 15 to 10.
- 6) Reduce the utility and drainage easements to zero on Lot 2

- 7) Reduce the intersection spacing between McConnell St. and S. Olive St., along Martin Luther King Jr. Ave., from 300 feet to 260 feet.
  - 8) Reduce the intersection spacing between S. Olive St. and Ben Hur Ave., along Martin Luther King Jr. Ave., from 300 feet to 178 feet.
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**STAFF RECOMMENDATION:**

- **APPROVE** variances 1-8 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the concept plan subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time the street improvements.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Obtaining all necessary zoning variances.
6. Revising the Traffic Impact Study upon request from the Knoxville Department of Engineering to match proposed layout.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1 (Low Density Residential) District and R-2 (General Residential) District.

**COMMENTS:**

This proposal is phase 2 of the Five Points Revitalization effort by the Knoxville Community Development Corporation, which includes improvements to existing roads, the installation of a new road segment, and the creation of 3 large lots from 5 smaller lots.

KCDC developed a Master Plan for the area, which included an extensive public input process, to determine how to improve their housing and better integrate the development into the surrounding community (<http://www.kcdc.org/en/Redevelopment/FivePointsRevitalization.aspx>). The property is primarily zoned R-2 so the housing development portion of this project does not require Planning Commission review, though the footprint of the proposed structures are shown for the large lot immediately south of Martin Luther King Jr. Ave.

The road improvements include the following: 1) Developing an extension to Keener Rd. that includes two travel lanes and on-street parking. This will create a new connection between McConnell St. and Ben Hur Ave., 2) Widening Olive St. and extending it one block to Martin Luther King Jr. Ave. at the existing signalized intersection of N. Olive Street. A sidewalk will be installed on one side of Olive St., and 3) Dedicating right-of-way for Bethel Ave., which is currently on private property between McConnell St. and S. Olive St.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.