

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

▶ **FILE #:** 3-A-17-UR **AGENDA ITEM #:** 62
 POSTPONEMENT(S): 3/9/2017 **AGENDA DATE:** 4/13/2017
 ▶ **APPLICANT:** USA COMPOUND INC.
 OWNER(S): USA Compound Inc.

TAX ID NUMBER: 82 O D 022 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2321 E Magnolia Ave

▶ **LOCATION:** Northwest side E. Magnolia Ave., northeast of N. Olive St.

▶ **APPX. SIZE OF TRACT:** 17500 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and 52' of pavement width with 100' of right-of-way. Magnolia Avenue also has a KAT route.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RP-1(k) (Planned Residential) < 24 du/ac

▶ **EXISTING LAND USE:** Office building

▶ **PROPOSED USE:** Multi-dwelling structure with 8 units.

20 du/ac

HISTORY OF ZONING: In December 2016 the property was rezoned to RP-1 (k) <24 du/ac. The condition is that the sign in the front yard be removed.

SURROUNDING LAND USE AND ZONING: North: Residences / R-1A (Low Density Residential)

South: E. Magnolia Ave., businesses, residential / C-3 (General Commercial)

East: Residence / C-3 (General Commercial)

West: Residence / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This site is located along E. Magnolia Ave., which is developed with primarily commercial uses under C-3 zoning.

STAFF RECOMMENDATION:

▶ **POSTPONE the Development Plan for the 8-unit multi-dwelling structure until the May 11, 2017 MPC meeting as recommended by staff. (Applicant is requesting approval)**

Staff is recommending postponement because revised front elevations have not been submitted for review by staff as of the publishing of the staff report.

COMMENTS:

This proposal is to convert and renovate an existing 5,787 square foot building into 8 dwelling units, including studio, 2, 3, and 4 bedroom units. The building was originally two separate houses that were combined and a front addition added to create office space for a bank. The RP-1 zone has a 25-foot peripheral setback that applies to all exterior lots lines for the boundary of the development. The setback applies to all new structures or additions to structures.

The plan shows three large trees added to the front yard and one large tree added the rear parking lot. Shrubs will be added along the base of the front façade. The parking lot will be screened on three sides with a 6' tall wood privacy fence that is a combination of existing and new fencing. The garbage bins will be located in the northwest corner of the parking lot and will be screen by the same 6' wood privacy fencing. The parking lot will retain the majority of the existing parking stalls that will be striped exactly as they have been previously. The parking lot has a one-way driveway which cars enter the east side of the property from Magnolia Avenue and exit on the west side of the property back to Magnolia Avenue. The parking lot is not anticipated to be accessible from the alley, but could if a portion of the rear fence is removed. The driveway on the east side of lot is shared with the property to the east.

The front elevation of the structure has been modified to provide residential character consistent with the neighborhood. A covered entrance/porch has been added to the main entrance on the front elevation, along with four sets of double hung windows on the first and second floors. Hardi board trim is also proposed on the second floor to add architectural detail and break up the existing long, flat horizontal façade.

ESTIMATED TRAFFIC IMPACT: 99 (average daily vehicle trips)

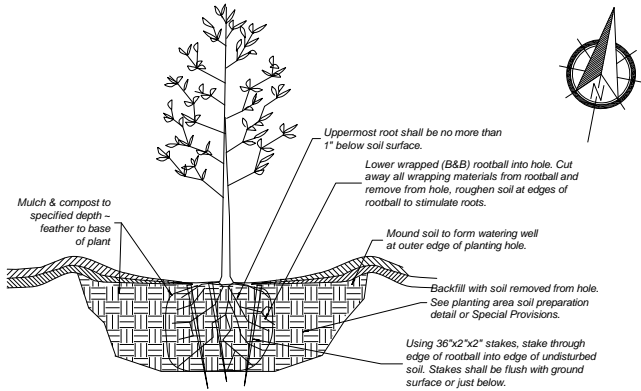
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

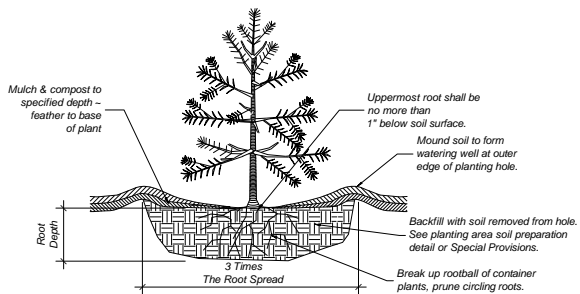
MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



Tree Planting and Staking Detail

2
L-1.0

SCALE: N.T.S.
(APPLIES TO CONTAINER, BALL AND BURLAPPED, (B&B) DECIDUOUS AND CONIFERS)



Shrub, Tree and Ground Cover Planting Detail

3
L-1.0

SCALE: N.T.S.

NOTE

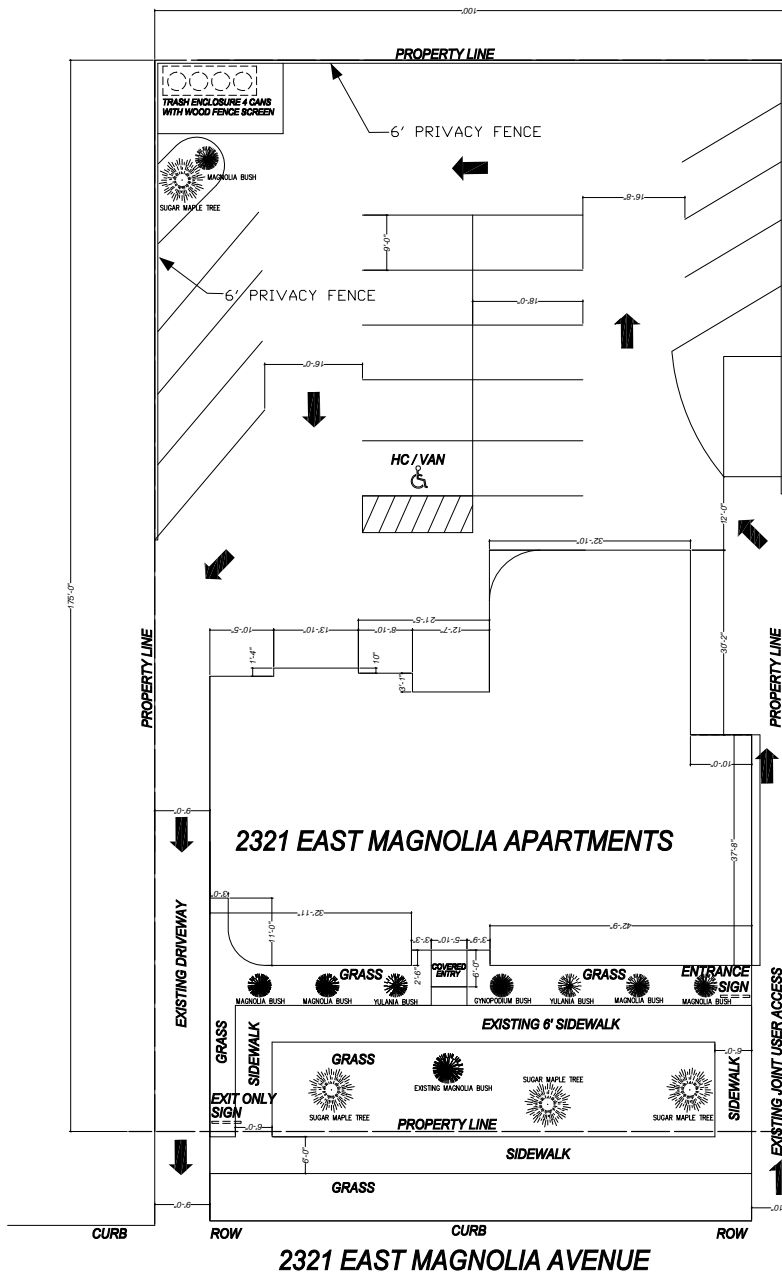
Use 2" calipers on all splices of trees / bushes.

PLANTING INVENTORY

TREE TYPE	AMOUNT
MAGNOLIA BUSH	6
YULANIA BUSH	2
GYNOPODIUM BUSH	1
SUGAR MAPLE TREE	4

Proposed Parking & Landscaping Plan

1
C-1.0
SCALE: 1"=10'



Parking Summary
SPACES REQUIRED
 20 BEDROOMS
 16 SPACES NEEDED
SPACES PROVIDED
 19 REGULAR SPACES
 1 HANDICAP / VAN ACCESSIBLE
20 TOTAL

3-A-17-UR
 Revised: 4/5/2017

DEVELOPER:
 Phillips Stevenson
 2321 East Magnolia Ave.
 Knoxville, TN 37917

ENGINEER:

 RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC.
 PHONE: 615.480.7535
 EMAIL: Rhodes.Engineering@gmail.com
 1117 WINDYBROOK DRIVE
 COLUMBIA, TN 38401
 COLE: 615.480.6876
 615.480.6876



4/5/17

PROJECT NUMBER:
 PROJECT MANAGER: CAR
 DRAWN BY: RDC
 CHECKED BY: CAR
 DRAWING DATE: 4/5/17
 DESCRIPTION:
 REVISIONS: DATE:
 PHILLIPS STEVENSON
 2321 EAST MAGNOLIA AVE.
 KNOXVILLE, KNOX COUNTY, TENNESSEE 37917

PROJECT NUMBER:
 PROJECT MANAGER: CAR
 DRAWN BY: RDC
 CHECKED BY: CAR
 DRAWING DATE: 4/5/17
 DESCRIPTION:
 REVISIONS: DATE:

PROPOSED PARKING & LANDSCAPING PLAN
C-1.0

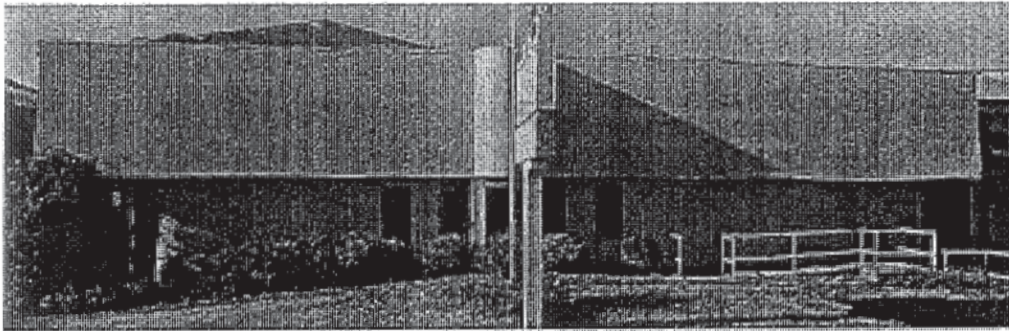
Copyright © 2017
 By Rhodes Engineering & Environmental Services, LLC.
 All rights reserved. No part of this document may be reproduced without the written permission of Rhodes Engineering & Environmental Services, LLC.

Use On Review/ Development Plan

- Completed Application Form: Enclosed
- Proposed use: Three existing apartments and the construction of five additional apartments for Pellissippi State student housing. The additional apartments will be within the existing foot-print of the existing building. There will be only cosmetic changes to the exterior of the present building.
- Off-street Parking: Existing parking lot and driveways on each side of the existing building, will not be altered. The existing parking lot has 100ft of access to the alley in the rear of the building. The engineered stamped site plan includes parking spaces for at least one parking space per bedroom for every apartment in the building.
- Circulation diagram to indicate ingress/egress and the movement of vehicles, goods, and people: Existing two driveways, one on each side of the existing building, allows for access to the existing rear parking lot. The parking lot has access to the rear of the building and the existing rear alley.
- Species- specific landscape plan: The engineered stamped plans include landscape details. This landscape plan includes two magnolia trees located between the apartment building and the front sidewalk. Magnolia trees were selected to accent the fact that this building is located on Magnolia Ave.
- Building footprint- The engineered stamped site plan as well as the engineer stamped diagrams of the first and second floor plans represents the existing footprint that will not be modified or altered from its present layout.
- Architectural elevations- The engineered stamped plans for the front façade includes a front porch and other cosmetic alterations to the exterior of the building to improve the visual character of the building from the street.
- Proposed Signage- None

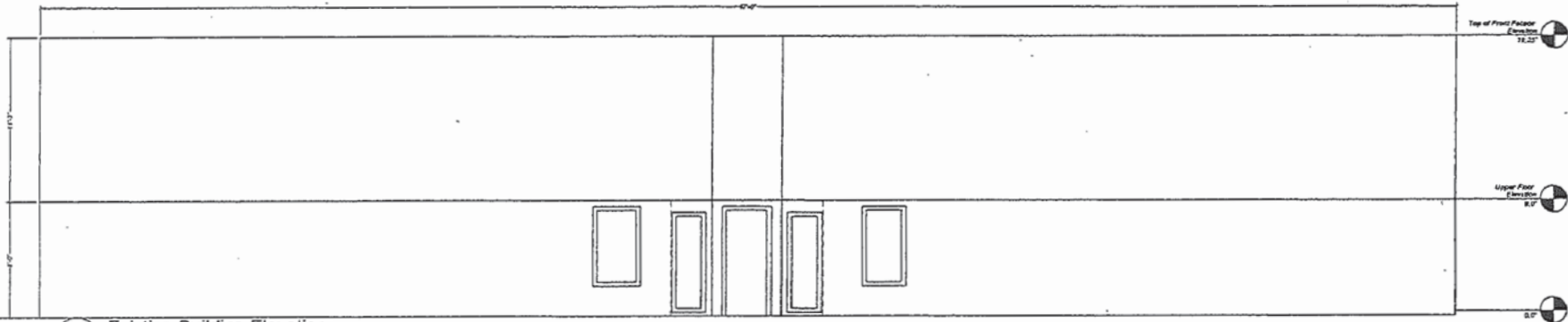
3-A-17-UR
1/25/17

- Conformance to required building setbacks- Existing setbacks are in line with other buildings in the proximity of the building.
- Preliminary Drainage Plan- Existing/ Not Altered
- Mail Facility Plan- Existing/ Not Altered
- Amenities Plan- Existing/ Not Altered
- Dumpster Location- Engineered Stamped plans indicate the location of the 60-gallon trashcans to be located on the alley.
- Traffic Impact Study- 110-estimated average vehicle trips as indicated in the Knoxville/Knox County Metropolitan Planning Commission rezoning report.



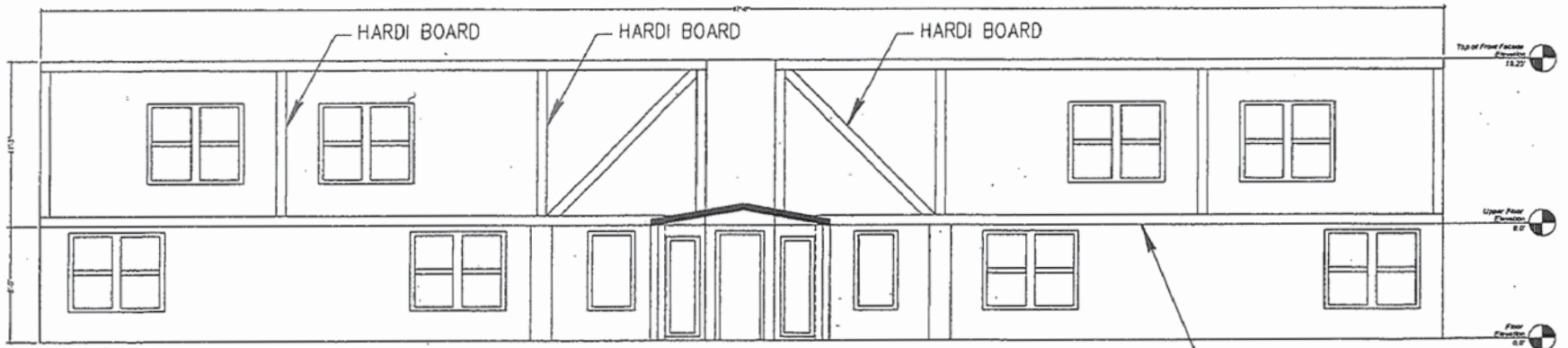
1 Existing Building Elevation
A-3.6 SCALE: 1" = 10'-0"

Existing Building



1 Existing Building Elevation
A-3.6 SCALE: 1" = 10'-0"

Existing Building



2 Proposed Building Elevation
A-3.6 SCALE: NTS

Proposed Building

CANTILEVERED SECOND FLOOR PROVIDES FRONT OVERHANG

DEVELOPER
2321 East Magnolia Ave.
Knoxville, TN 37917

ARCHITECT
RE
ANDRES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PROFESSIONAL ENGINEER
EXPIRES 12/31/2018
1111 SOUTHWEST CORNER
COLUMBIA, TN 38401
D.A. 00000000000000000000



2321 EAST MAGNOLIA AVE.
KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: RDC
CHECKED BY: CAR
DRAWING DATE: 12-3-16
DESCRIPTION:
REVISIONS: DATE:

ELEVATIONS
(EXISTING &
PROPOSED)

A-3.6

RE Rhodes Engineering and Environmental Services, LLC

December 7, 2016

Mr. Philips Stevenson
USA Compound Inc.
4124 Franklin Pike
Nashville, Tennessee 37204
615-579-1161
phillipsstevenson63@yahoo.com

Structural Letter Regarding the Front Façade of the 2321 East Magnolia, Knoxville, TN 37917- Zoned C-3 Knoxville Permit# BU16-1669

At the request of Mr. Philips Stevenson, representative of USA Compound Inc, in July Rhodes Engineering performed an inspection of the existing house structure and renovations and repairs made to that date of the building on the east half of structure located at 2321 East Magnolia Street in Knoxville, TN 37917. In the course of this work I made photographic record and interviewed the owner concerning the existing conditions and the proposed plans for the building. No physical testing was performed, the inspection was visual.

Improvements to the front façade are planned to enhance the appearance and to help the aesthetics of the overall project. However, due to structural members holding both the façade and also supporting the structural roof members on the East Magnolia side of the building. I do not recommend removal of the existing façade and the structural members supporting it. However, improvements are warranted as desired by the owner and to that end I have developed a Façade enhancement plan (see drawing attached).



The 97feet wide façade 8 feet above entry level FFE elevation and is 11'3" high is focus of the letter.

1117 Whitney Drive, Columbia, Tennessee 38401

615 480 7535

RhodesEngineering@gmail.com

When P. H. Stevenson purchased this property on November 6, 2015 the roof on the original postal address of 2321 East Magnolia was leaking. This roof has been repaired and is presently in good structural condition, but new repairs and current roof system are integrally supported and tied to the remaining façade structure. Therefore I do not recommend the façade be removed and replaced. I would recommend enhancements by adding windows, and selected locations of Hardy Board and painting to refresh. Porch and windows added on both levels also improve the aesthetics of the building renovation project.

Please feel free to contact me at 615 480 7535 should you have any questions and/or comments regarding this report.

Chet Rhodes, PE, REPA
Rhodes Engineering and Environmental Services, LLC
Civil * Structural * Geotechnical



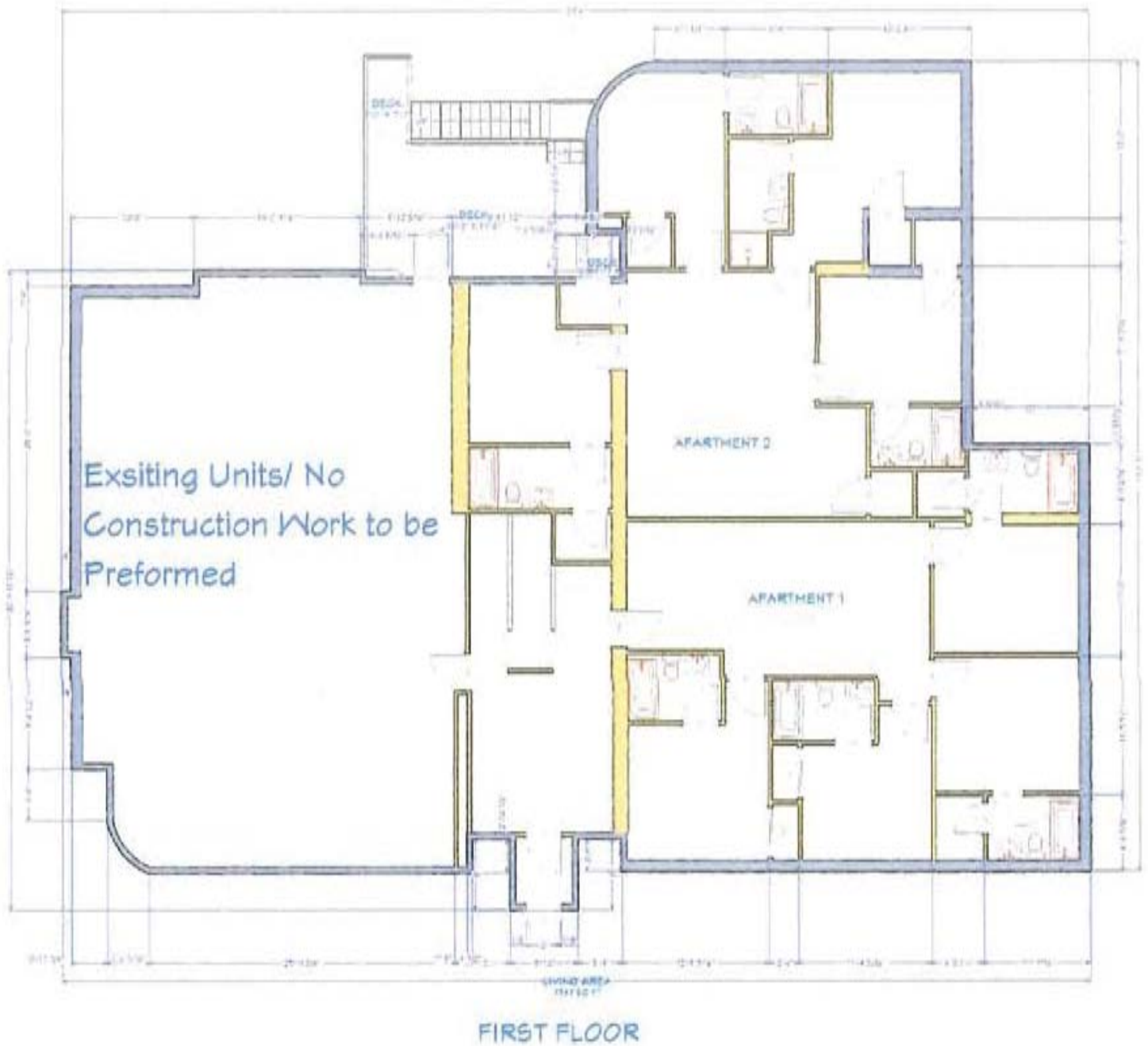
Select pics attached (others kept on file):

Copy to:
Mr. John Stevenson
208 Williamsburg Circle
Brentwood, Tennessee 37027
615 573-0293
american.farms@yahoo.com

Owner has permission to copy to:
Dana Oldham
Knoxville Department of Inspections

Prior Submittal in July 2016 included:

- Truss Plans (pre-engineered /manufactured)
- Truss Plans 2 (pre-engineered/manufactured)
- Structural Report presented herein as well as an existing condition and proposed structural plan sheet which incorporated into this report by reference constitutes the construction plans and documents for this project along with
- Floor plans prepared by others and approved as compatible with this report and structural work performed to date



ALLEY

DECK
DECK
DECK

APARTMENT 5

APARTMENT 4

APARTMENT 3

Existing Units/ No
Construction Work to be
Performed

LIVING AREA
1000.00 SF

SECOND FLOOR

Use on Review Development Plan

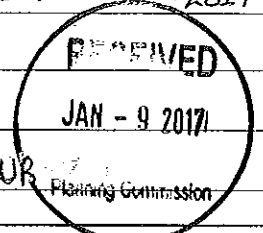
Name of Applicant: USA Compound INC

Date Filed: 1/9/2017 Meeting Date: March 9th 2017

Application Accepted by: M. Payne

Fee Amount: 450 File Number: Development Plan

Fee Amount: 450 File Number: Use on Review 3-A-17-UR



PROPERTY INFORMATION

Address: 2321 EAST MAGNOLIA
 General Location: NW SIDE E MAGNOLIA AVE, NE of N OLIVE ST
 Tract Size: 17500 sq ft No. of Units: 8
 Zoning District: RP-1-24 du/ac (10-C-16-RZ)
 Existing Land Use: Vacant Commercial

Planning Sector: Urban Growth Area
 Sector Plan Proposed Land Use Classification: Central City
 Growth Policy Plan Designation: Urban Growth
 Census Tract: 67
 Traffic Zone: 38
 Parcel ID Number(s): 08200022
 Jurisdiction: City Council 6th District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: PHILLIPS HASKELL STEVENSON
 Company: USA COMPOUND INC
 Address: 2321 East Magnolia
 City: Knoxville State: TN Zip: 37917
 Telephone: 615-579-1161
 Fax: 615-292-7544
 E-mail: phillips.stevenson63@yahoo.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: PHILLIPS STEVENSON
 Company: USA COMPOUND INC
 Address: 2321 East Magnolia
 City: Knoxville State: TN Zip: 37917
 Telephone: 615-579-1161
 Fax: 615-292-544
 E-mail: phillipsstevenson63@yahoo.com

APPROVAL REQUESTED

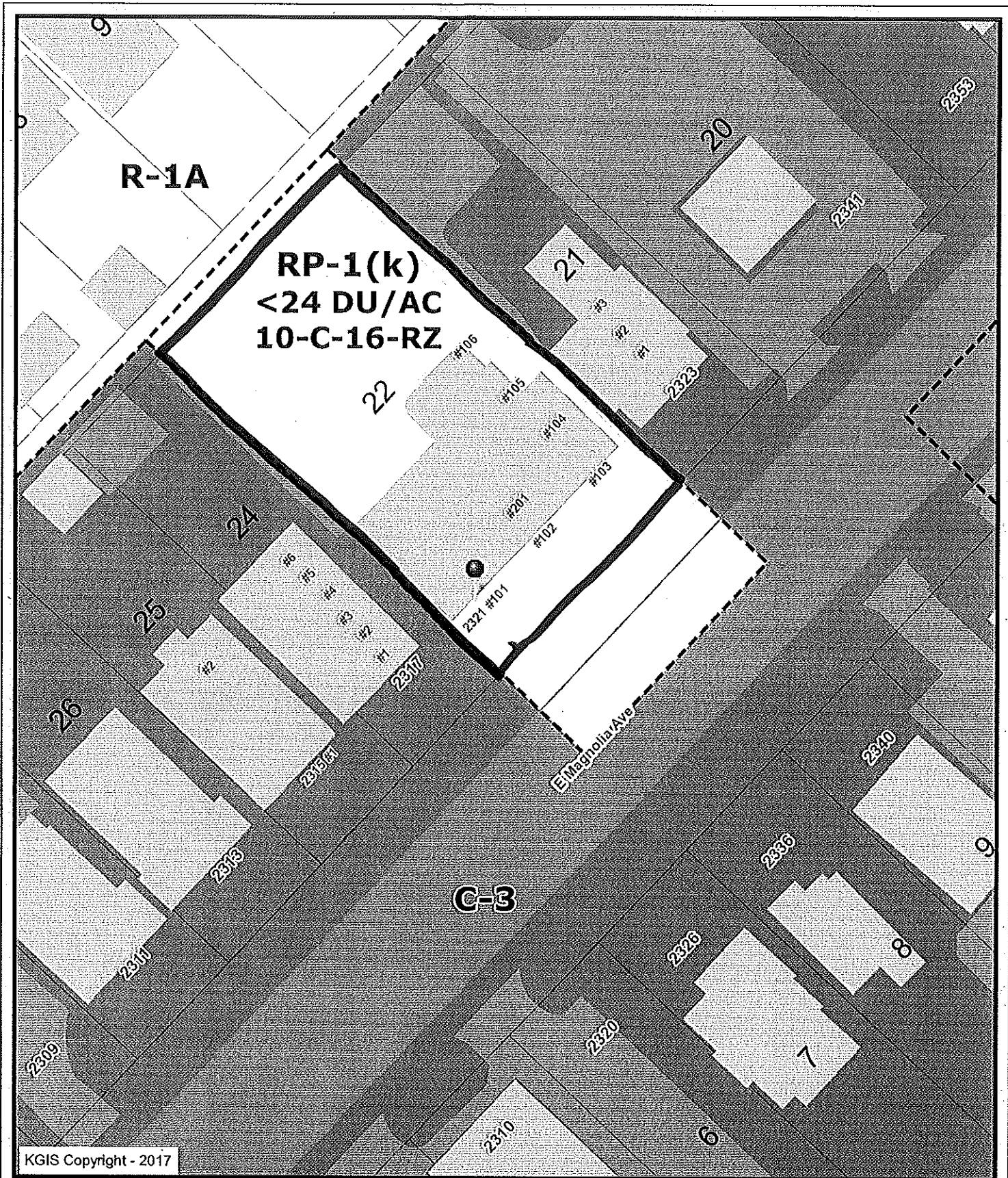
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

Other (Be Specific)
Multi dwelling structure in RP-1 ZONE
8 units proposed.

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]
 PLEASE PRINT
 Name: PHILLIPS H. STEVENSON
 Company: USA COMPOUND INC
 Address: 2321 East Magnolia
 City: Knoxville State: TN Zip: 37917
 Telephone: 615-579-1161
 E-mail: phillipsstevenson63@yahoo.com

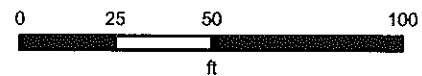


KGIS Copyright - 2017

Letter Portrait

Printed: 1/9/2017 at 9:26:00 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.