

▶ **FILE #:** 3-C-17-UR **AGENDA ITEM #:** 64
 POSTPONEMENT(S): 3/9/2017 **AGENDA DATE:** 4/13/2017
 ▶ **APPLICANT:** CHRISTINE DUNCAN
 OWNER(S): Richard & Christine Duncan

TAX ID NUMBER: 94 H B 006-015 094HA002-005 [View map on KGIS](#)
 JURISDICTION: City Council District 3
 STREET ADDRESS: 305 Richmond Ave
 ▶ **LOCATION:** Northwest side Richmond Ave., north of McTeer St.
 ▶ **APPX. SIZE OF TRACT:** 2.74 acres
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Richmond Ave., a local street with 18' of pavement width within 40' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Third Creek

▶ **ZONING:** RP-1 (Planned Residential) up to 4.2 du/ac (pending)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Small house residential community.
 4.2 du/ac
 HISTORY OF ZONING: Zoning of RP-1 up to 4.2 du/ac is pending.
 SURROUNDING LAND USE AND ZONING: North: Residences / R-1A (Low Density Residential)
 South: Richmond Ave., residences / R-1A (Low Density Residential)
 East: Warrick Ave. R-O-W, residences / R-1A (Low Density Residential)
 West: Buick St., residences / R-1A (Low Density Residential)
 NEIGHBORHOOD CONTEXT: This property is located within a low density residential area, zoned R-1A.

STAFF RECOMMENDATION:

- ▶ **APPROVE the development plan for the 11 unit multi-dwelling development subject to 5 conditions.**
1. Meeting all requirements of the Health Department.
 2. Meeting all requirements of the City of Knoxville Department of Engineering.
 3. Meeting all requirements of the City of Knoxville Fire Department.
 4. Installation of all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
 5. Meeting all requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a use on review.

COMMENTS:

This proposal is for an 11 unit "small house community" in the Richmond Heights neighborhood. The development is proposed as a condo development with a one-way private driveway from Richmond Avenue to Buick Street. There will be a shared community building near Richmond Street and shared parking along the driveway. Pedestrian paths will connect the houses to the community building and parking areas.

The development will retain as much existing vegetation as possible. Only .95 acres of the 2.74 acres will be disturbed. The development will be contained to portion of the site with slopes of 12 percent or less. The north portion of the site has steeper slopes that will not be disturbed and will include walking trails that connect to the pedestrian paths in the main development.

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

1. The proposal will have little impact on schools and utilities.
2. The overall density of the development is comparable to the surrounding neighborhood.
3. Prior to the proposed development, the site contained 11 recorded lots. These lots are being combined into 1 large lot with 11 dwellings, so the overall density of the site will be no more than what was previously allowed.

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

1. This proposed multi-dwelling development in the RP-1 zone district 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. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose TDR (traditional neighborhood residential) uses for this site, which include low to medium density residential zoning. The proposed density is considered low density (less than 6 dwelling units per acre).
2. While the layout of the proposed development does not match the traditional small lot development along Richmond Avenue, the subject property could not because of its topography constraints. The proposed development will not be highly visible from Richmond Street and will have a similar overall density to those houses built along Richmond Street.
3. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 136 (average daily vehicle trips)

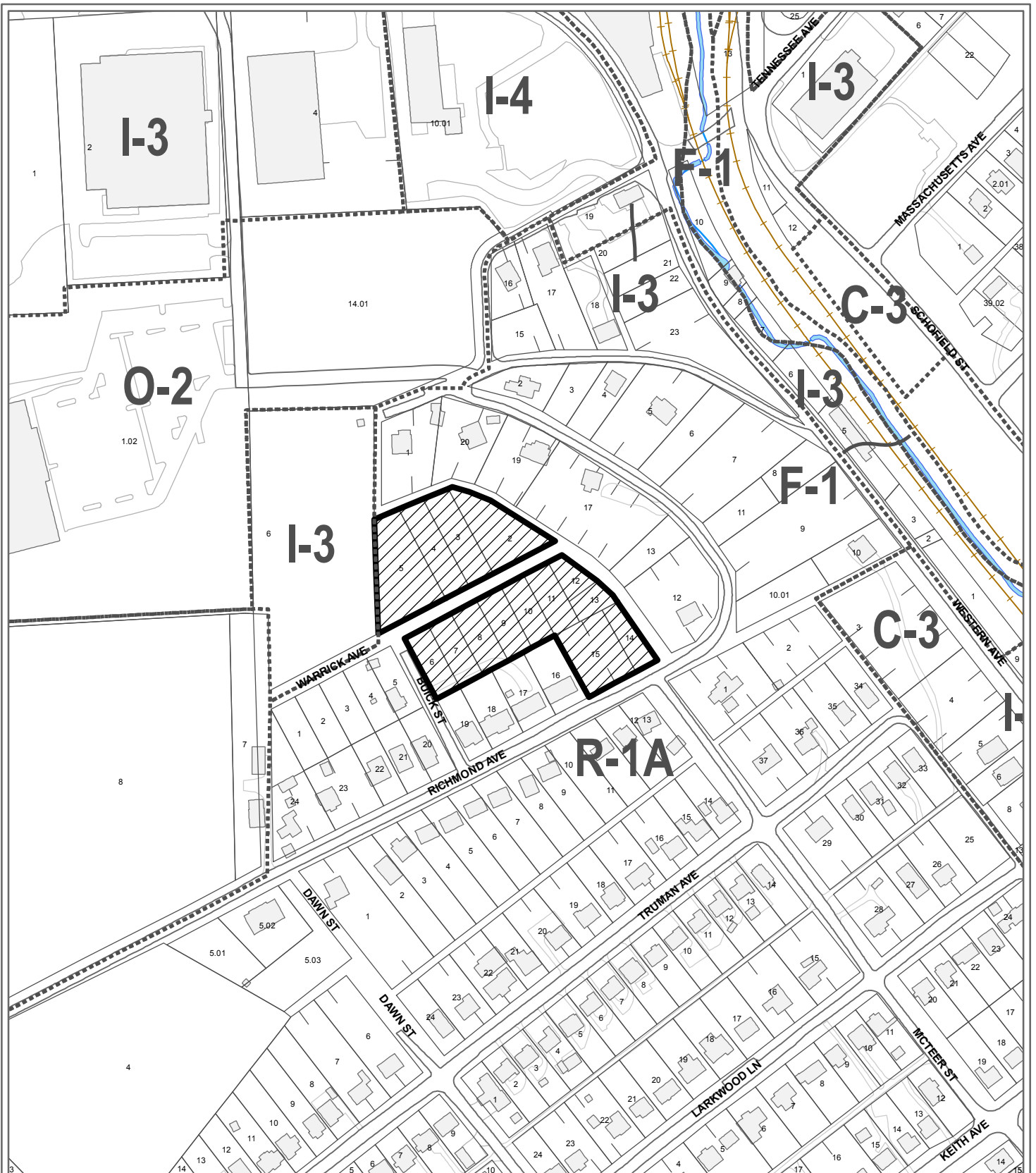
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West 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.



**3-C-17-UR
USE ON REVIEW**



Small house residential community. in RP-1 (Planned Residential) up to 4 du/ac

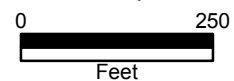
Original Print Date: 2/15/2017
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Duncan, Christine

Map No: 94

Jurisdiction: City



3-C-17-UR_PP_3-9-17



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Request to Postpone • Table • Withdraw



Name of Applicant: CHRISTINE DUNCAN

AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 3-C-17-UR

Date Scheduled for MPC Review: MARCH 9, 2017

Date Request Filed: FEBRUARY 21, 2017 Request Accepted by: Mike Reynolds

REQUEST

Postpone
Please postpone the above application(s) until:
APRIL 13, 2017
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
BZA + PLAT APPROVALS

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT
Name: JOAN MONACO
Address: 517 WOODLAWN PIKE
City: KNOXVILLE State: TN Zip: 37920
Telephone: (865) 384-0291
Fax: -
E-mail: JOAN.MONACO@GMAIL.COM

PLEASE NOTE
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

Use on Review Development Plan

Name of Applicant: CHRISTINE DUNCAN

Date Filed: 1-23-17 Meeting Date: 3-9-17

Application Accepted by: Marc Payne

Fee Amount: - File Number: Development Plan

Fee Amount: \$1200.00 File Number: Use on Review 3-C-17-UR



PROPERTY INFORMATION 37921

Address: RICHMOND & WARRICK AVES.

General Location: RICHMOND HEIGHTS NEIGHBORHOOD

Tract Size: ± 3 Ac/1 Ac No. of Units: _____

Zoning District: R-1A RP-1 (Pending)

Existing Land Use: UNUSED WOODS

Planning Sector: CENTRAL CITY

Sector Plan Proposed Land Use Classification: TDR

Growth Policy Plan Designation: ? URBAN

Census Tract: 27

Traffic Zone: {094HB006-015; 094HA002-005}

Parcel ID Number(s): {094HA002-005}

Jurisdiction: City Council 3 District
 County Commission 1 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: RICHARD & CHRISTINE DUNCAN

Company: N/A

Address: 1009 KENSINGTON CIRCLE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

Fax: N/A

E-mail: randcduncan@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: CHRISTINE DUNCAN

Company: N/A

Address: 1009 KENSINGTON CIRCLE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

Fax: _____

E-mail: randcduncan@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)
USE ON REVIEW ON RP-1
PROPERTY = USING ONLY
ONE ACRE IN PLAN - OTHER
2 ACRES UNTOUCHED
STAY

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: Christine Duncan

PLEASE PRINT Name: CHRISTINE DUNCAN

Company: N/A

Address: 1009 KENSINGTON CIRCLE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

E-mail: randcduncan@gmail.com

1-23-17

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

• City

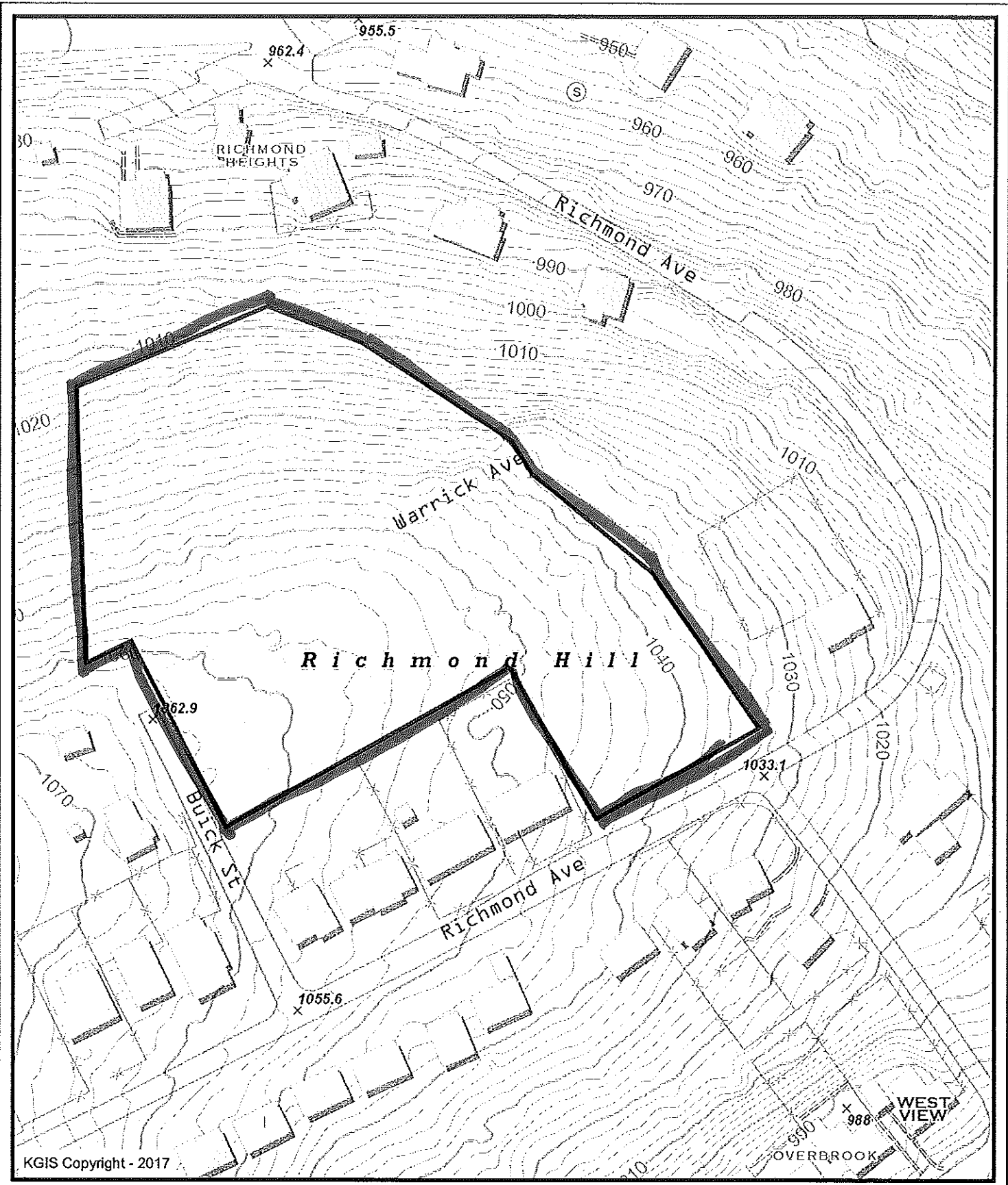
• State

• Zip

Owner

Option

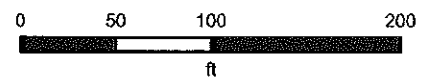
Name	Address	City	State	Zip	Owner	Option
[Signature]						
Christine Duncan	1009 KENSINGTON CIRCLE	KNOXVILLE, TN,		37919	✓	✓



Letter Portrait

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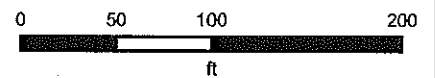


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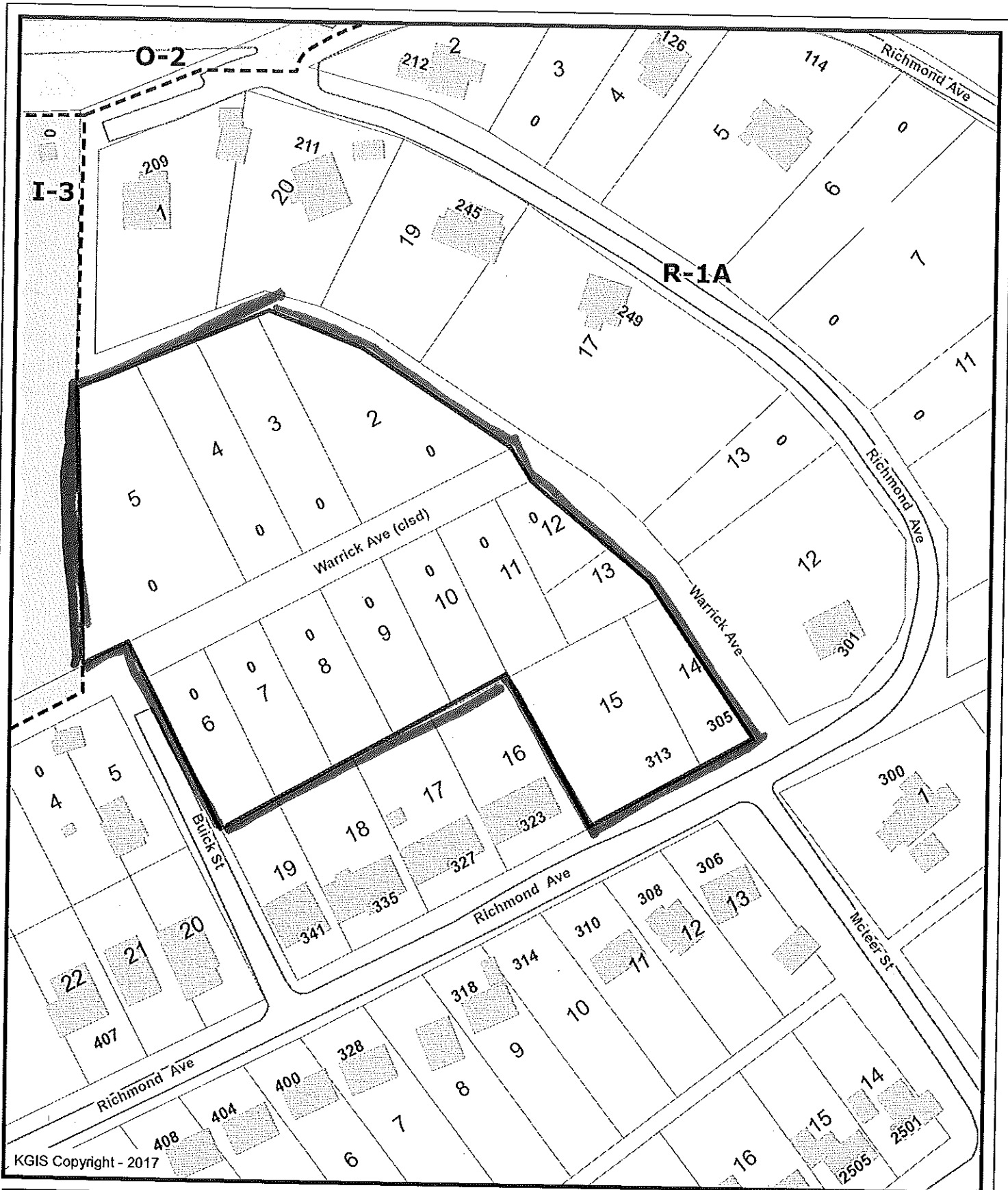
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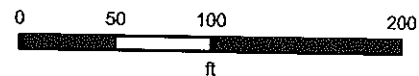
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