

▶ **FILE #:** 6-H-17-UR

**AGENDA ITEM #:** 53

**AGENDA DATE:** 6/8/2017

▶ **APPLICANT:** **G.M. PROPERTIES**

OWNER(S): G.M. Properties

TAX ID NUMBER: 48 M H 021

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3501 Garden Dr

▶ **LOCATION:** **Northwest side of Garden Dr, west of Jacksboro Pk.**

▶ **APPX. SIZE OF TRACT:** **25000 square feet**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Garden Dr., a minor collector street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** **R-1A (Low Density Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **4-plex in R-1A zone**

7 du/ac

HISTORY OF ZONING: Rezoned from R-2 to R-1A as part of a general rezoning. R-2 zoning was denied in 2014.

SURROUNDING LAND USE AND ZONING: North: Houses, apartment / R-2 (General Residential)

South: Garden Dr., houses, 4-plex / R-1A (Low Density Residential)

East: Houses, duplexes / R-1A (Low Density Residential) & R-2 (General Residential)

West: House / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of attached and detached residential development under R-1, R-1A and R-2 zoning.

**STAFF RECOMMENDATION:**

▶ **POSTPONE until the July 13, 2017 MPC meeting as requested by the applicant.**

The applicant is requesting postponement to allow time to address comments from staff.

**COMMENTS:**

The applicant is requesting approval of a small multi-dwelling structure with a total of 4 dwelling units at a density of 7 du/ac. Staff has requested additional information regarding grading, parking lot design, and landscaping, and the applicant has agreed to a one month postponement to provide this documentation.

ESTIMATED TRAFFIC IMPACT: 53 (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: 0 (public school children, ages 5-18 years)

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.