

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

▶ **FILE #:** 3-A-17-UR

AGENDA ITEM #: 49

AGENDA DATE: 3/9/2017

▶ **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:

▶ **APPROVE the development plan for the 8 unit multi-dwelling structure subject to 11 conditions.**

1. Meeting all requirements of the Health Department.
2. Meeting all requirements of the Tennessee Department of Transportation.
3. Meeting all requirements of the City of Knoxville Department of Engineering.
4. Meeting all requirements of the City of Knoxville Urban Forester.
5. Removing the detached sign as required by the condition of zoning.
6. Revising the ADA parking space as required by the City of Knoxville Department of Engineering.

7. Combining (platting) the two existing lots into one lot.
8. Obtaining cross access agreement(s) with the neighboring properties, if deemed necessary by either the City of Knoxville Department of Engineering or Tennessee Department of Transportation.
9. Installation of all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
10. Prior to certificate of the development plan approved via use on review, the revised site plan and building elevations must be submitted to and approved by MPC staff.
11. 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 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.

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 as the proposed development is intended for college students.
2. There are 20 parking spaces provided on site and the minimum required parking is 16. There will be 8 units with within the multi-dwelling structure and 20 bedrooms.
3. All utilities are in place to serve this site.

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

1. This proposed multi-dwelling structure 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 a mix of commercial, office and medium density residential uses for this site.
2. 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: 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.