

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 10-C-17-UR

AGENDA ITEM #: 57

AGENDA DATE: 10/12/2017

► **APPLICANT:** GATEHOUSE PROPERTIES

OWNER(S): Brian Hann

TAX ID NUMBER: 109 K D 002, 002.01

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 Sevierville Pike

► **LOCATION:** South side Sevierville Pike, west side Sevier Heights Rd.

► **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Sevier Heights Rd, a local street with a 20' pavement width within a 40' right-of-way. The property fronts on Sevierville Pike, a major collector with a 22' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

► **ZONING:** C-1 (Neighborhood Commercial)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Mixed use building with 3 dwelling units and 2,200 square feet of retail
7.5 du/ac

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Residences / R-2 (General Residential)

South: Residences / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Restaurant / C-1 (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT: The site is located in a small neighborhood commercial node at the intersection of Sevierville Pike and Sevier Heights Rd. in a predominantly residential neighborhood that has developed under R-1 (Low Density Residential) and R-2 (General Residential) zoning. There is an adjacent restaurant developed in the C-1 (Neighborhood Commercial) zoning.

STAFF RECOMMENDATION:

► **POSTPONE** until the December 14, 2017 MPC meeting as requested by the applicant.

The applicant has requested postponement to allow additional time to address comments from staff.

COMMENTS:

The proposal is for a mixed use development that includes 2,220 square feet of commercial space on the

ground floor and 3 dwelling units on the second floor. The parking lot is to the rear of the building with access from Sevier Heights Rd.

ESTIMATED TRAFFIC IMPACT: 131 (average daily vehicle trips)

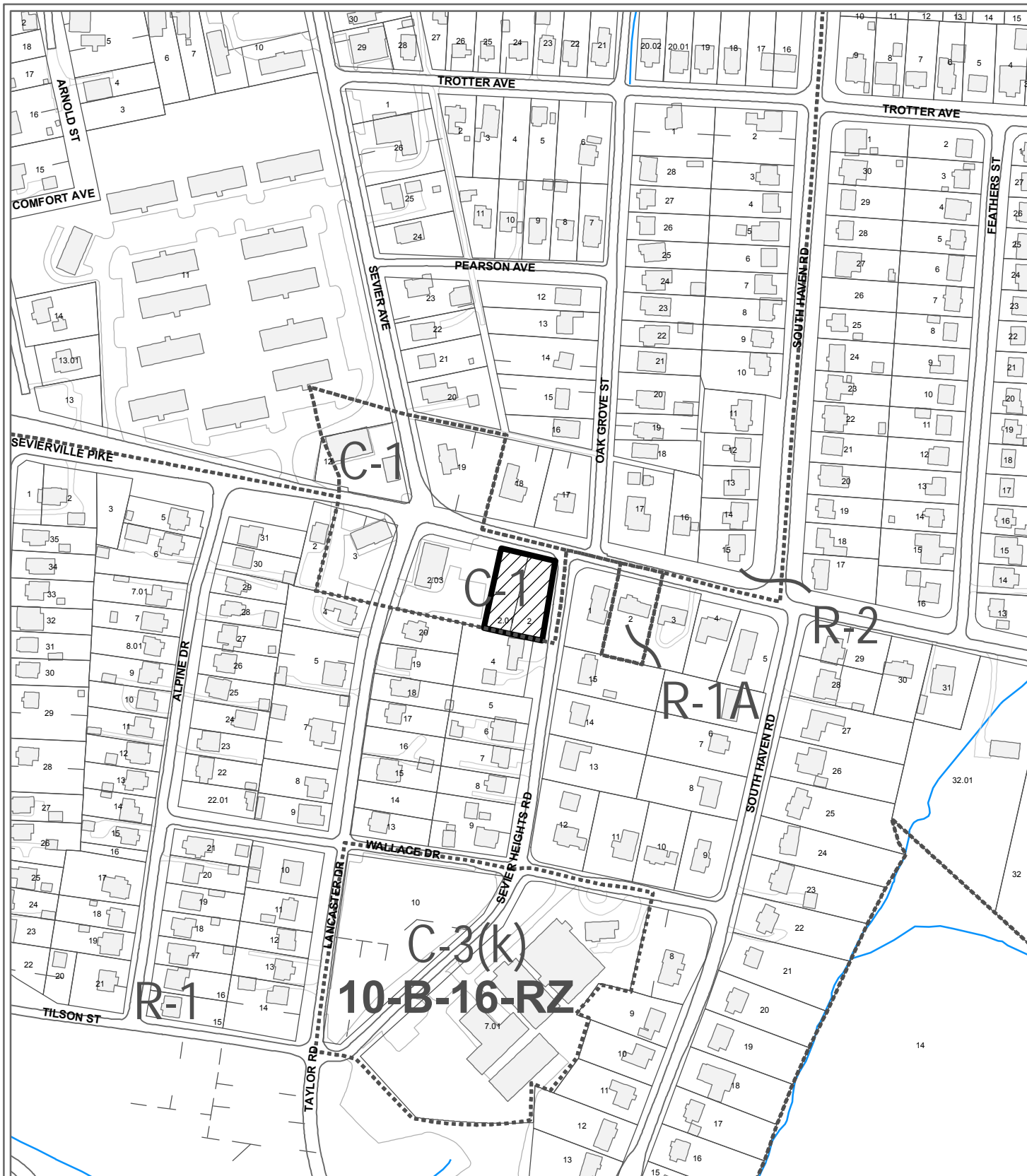
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

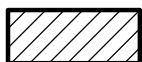
Schools affected by this proposal: Dogwood Elementary, South Doyle Middle, and South Doyle High.

- 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.



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



Mixed use building with 3 dwelling units and 2,200 square feet of retail in C-1 (Neighborhood Commercial)

Original Print Date: 9/20/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Gatehouse Properties

Map No: 109

Jurisdiction: City



0 Sevierville Pike
 Parcels 109KD002 & 109KD00201
 C-1 Zone

Permitted uses, proposed for ground floor:

Business Use

Uses permitted on review, requested for upper floor:

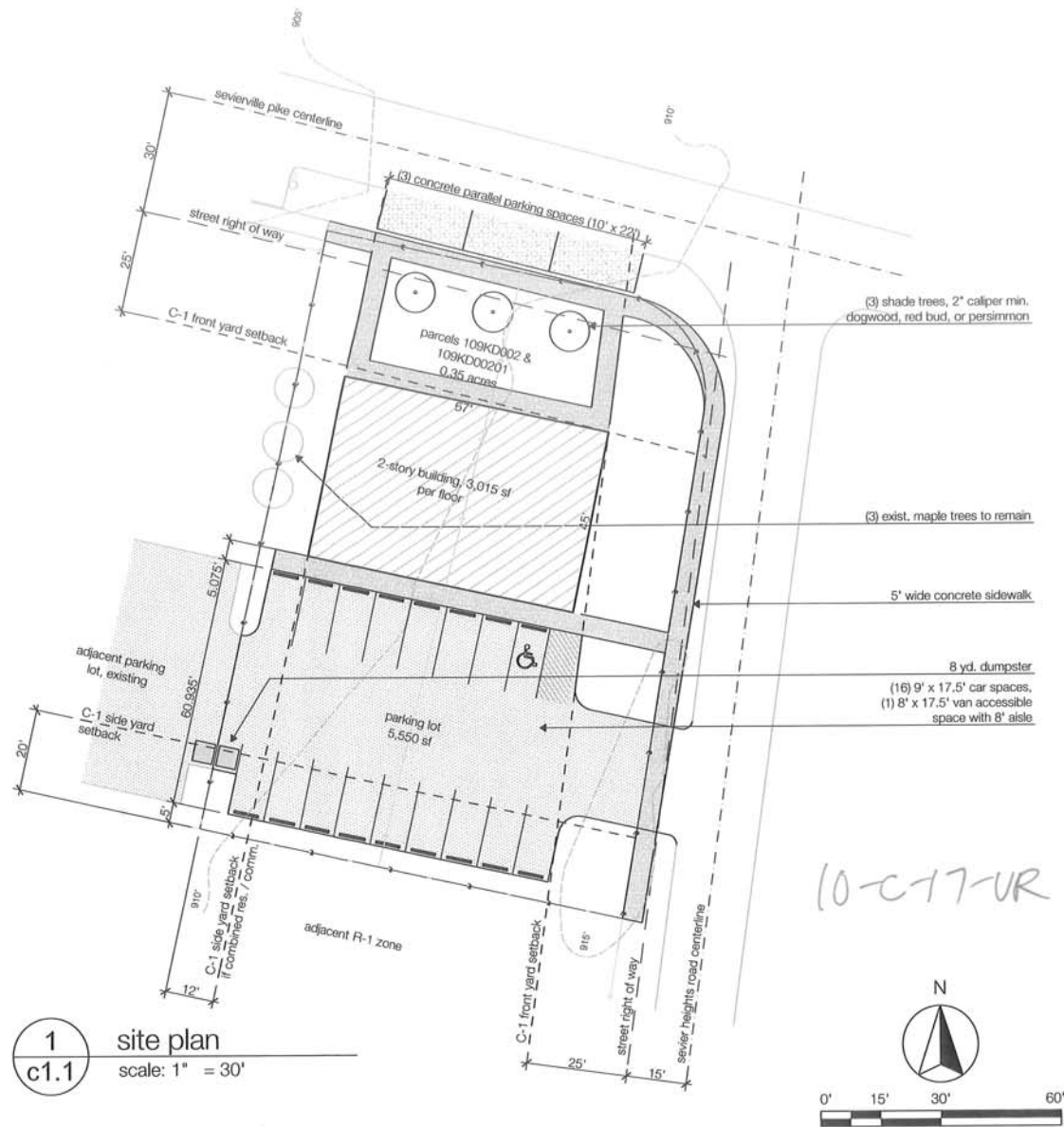
Dwelling units in conjunction with another permitted use

Parking Spaces Required:

Efficiency and one-bedroom dwelling units within multi-dwelling structures or developments: One and one-half (1½) spaces per dwelling unit for the first twenty (20) units

Retail sales establishment: Five (5) spaces per one thousand (1,000) square feet of G.L.A.

Qty.	Use	Area provided	Spaces
1	Retail	2,220 sf GLA	11.1
3	1 br apartment	800 sf each	4.5
Total Required			16
Provided			17 on site 3 on street



1 site plan
 c1.1 scale: 1" = 30'

c1.1

site plan

Use on Review 2017.08.28
 Site Plan 2017.04.11

date

issue

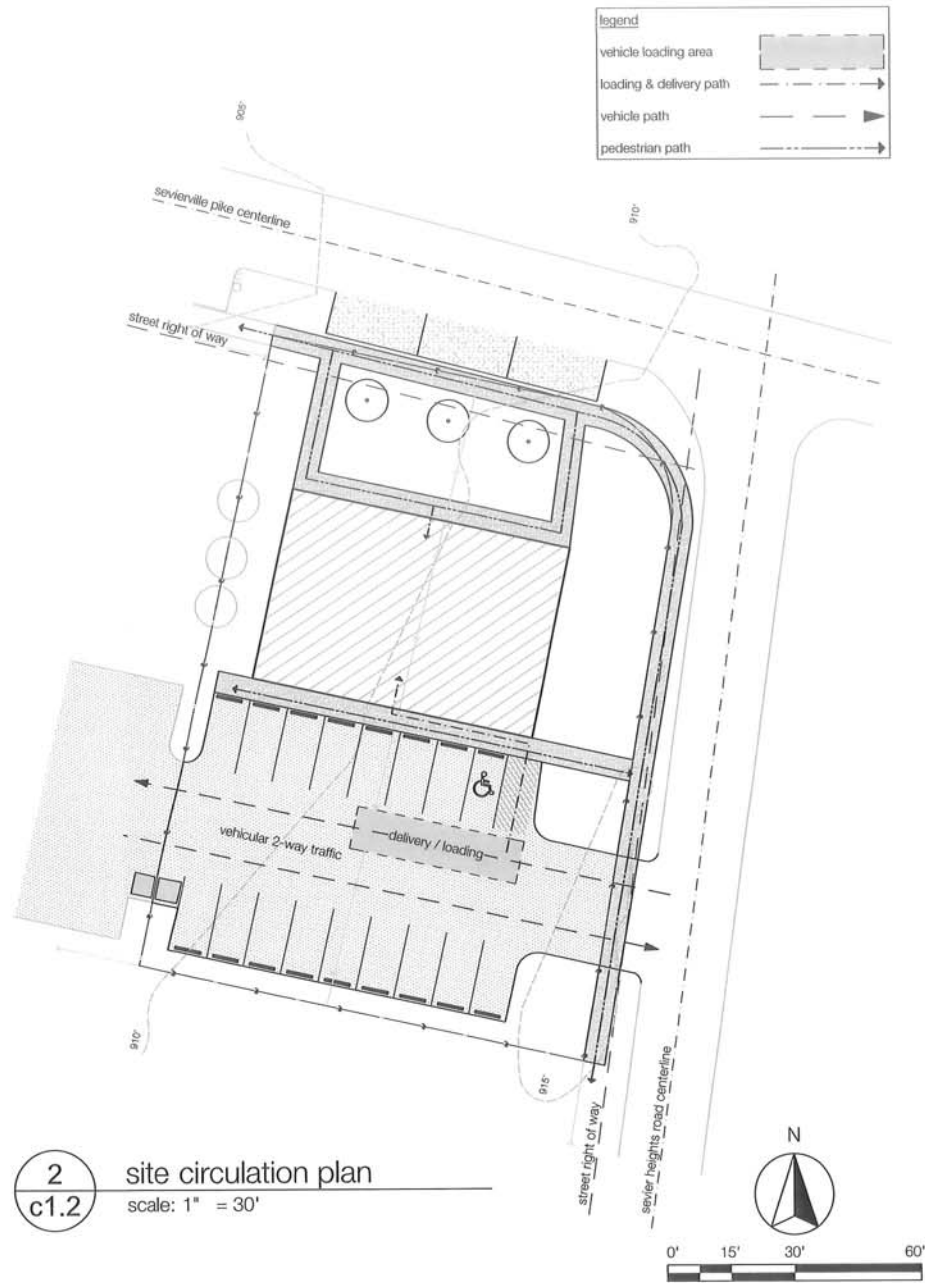
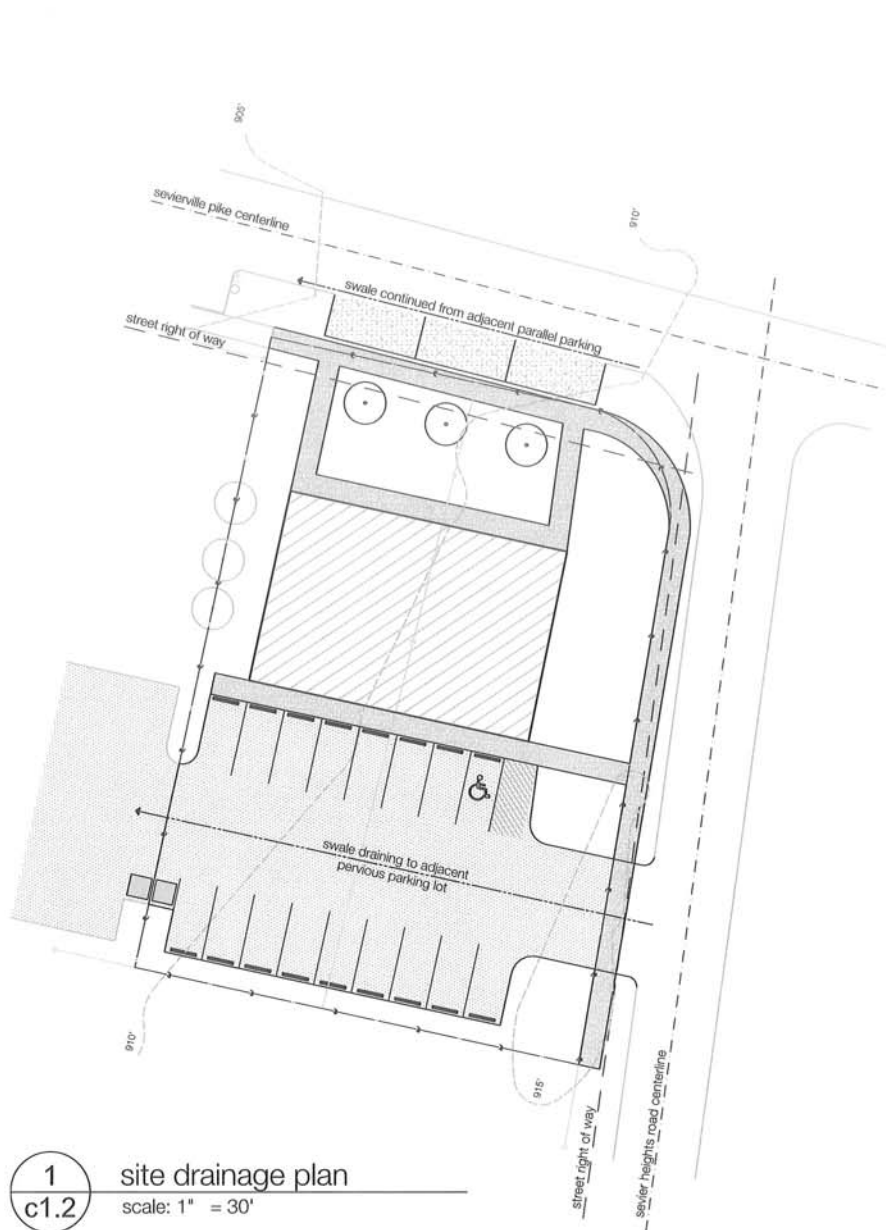
Gatehouse Properties
 Site Preparation
 0 Sevierville Pike, Knoxville
 TN 37920

project number : 1706

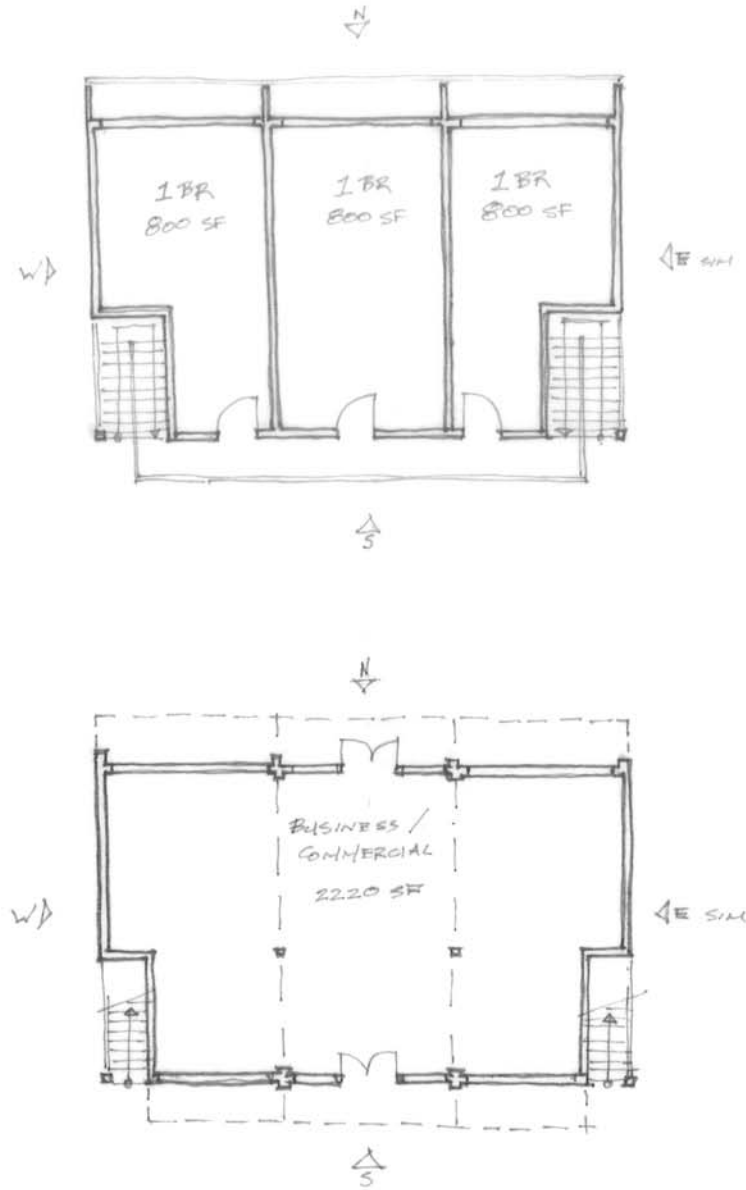
524 williams street
 Knoxville, TN 37917
 +1 865 603 4297
 create@forkdesign.us

fork design

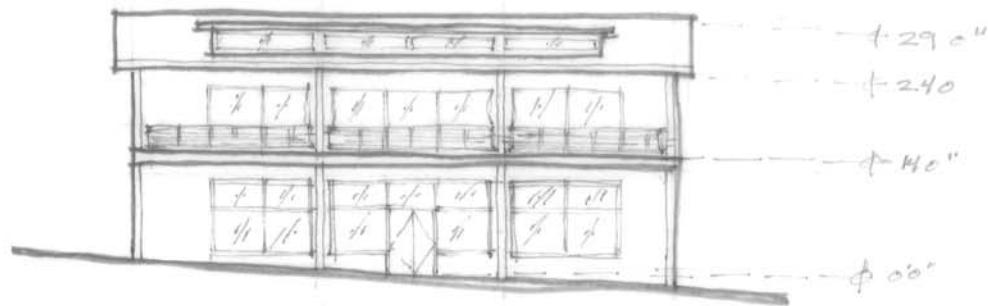
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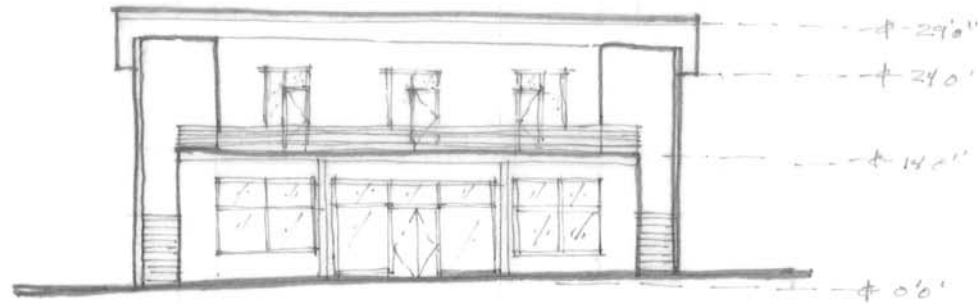
<p>524 williams street knoxville, tn 37917 +1 865 603 4297 create@forkdesign.us</p> <p>fork design</p>	project number : 1706	
	#Project Status	
<p>Gatehouse Properties Site Preparation 0 Sevierville Pike, Knoxville TN 37920</p>	Use on Review Site Plan	2017.08.28 2017.04.11
	issue	date
c1.2		site plans



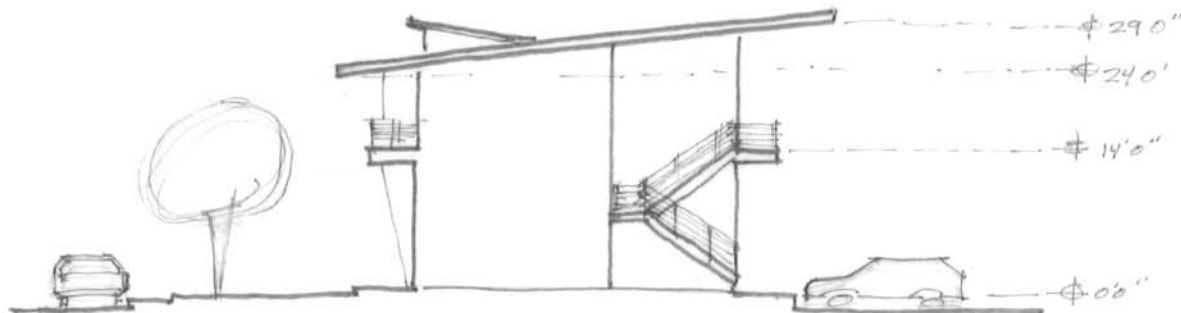
<div> <div> <div>fork</div> <div>design</div> </div> <div> <div>524 williams street</div> <div>knoxville, tn 37917</div> <div>+1 865 603 4297</div> <div>create@forkdesign.us</div> </div> </div> <div>#Project Status</div>	<div> <div>Gatehouse Properties</div> <div>Site Preparation</div> <div>0 Sevierville Pike, Knoxville</div> <div>TN 37920</div> </div> <div>project number : 1706</div>	<div> <div>Use on Review</div> <div>Site Plan</div> </div> <div> <div>2017.08.28</div> <div>2017.04.11</div> </div> <div> <div>issue</div> <div>date</div> </div>	<div>c1.3</div> <div>floor plan</div>
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NORTH ELEVATION



SOUTH ELEVATION



EAST & WEST ELEVATION

c1.4	elevations
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Use on Review Site Plan	2017.08.28 2017.04.11	date
issue		

Gatehouse Properties Site Preparation 0 Sevierville Pike, Knoxville TN 37920	project number : 1706
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524 williams street knoxville, tn 37917 +1 865 603 4297 create@forkdesign.us	fork design	#Project Status
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☒ **Use on Review** ☐ **Development Plan**

Name of Applicant: Gatehouse Properties

Date Filed: 8-28-17 Meeting Date: 10-12-17

Application Accepted by: Sherry Bjickienzi

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: 1500⁰⁰ File Number: Use on Review 10-C-17-HR



PROPERTY INFORMATION

Address: O Sevierville PK

General Location: Next to 3701 Sevierville Pike at Sevierville

Tract Size: 4 acre No. of Units: 4

Zoning District: C-1

Existing Land Use: Vacant

Planning Sector: NC South City

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: _____

Census Tract: 23

Traffic Zone: 65

Parcel ID Number(s): 109KD002 + 109KD00201

Jurisdiction: ☐ City Council 1 District

☐ County Commission 9 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Gatehouse Properties

Company: _____

Address: 654 Helix Lane

City: Knox State: TN Zip: 37920

Telephone: 865-382-6061

Fax: _____

E-mail: brian@denwhirstproperties.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Brian Hann

Company: Gatehouse Properties

Address: 654 Helix Lane

City: Knox State: TN Zip: 37920

Telephone: 865-382-6061

Fax: _____

E-mail: brian@denwhirstproperties.com

APPROVAL REQUESTED

☐ Development Plan: Residential Non-Residential

☐ Home Occupation (Specify Occupation) _____

☒ Other (Be Specific)

Mix Use Res/Retail

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: Brian Hann

Company: Gatehouse Prop

Address: 654 Helix La

City: Kn State: TN Zip: 37920

Telephone: 865-382-6061

E-mail: brian@denwhirstproperties.com