

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

▶ **FILE #:** 6-I-18-UR **AGENDA ITEM #:** 47
 POSTPONEMENT(S): 6/14/2018 **AGENDA DATE:** 7/12/2018
 ▶ **APPLICANT:** JIM ODLE
 OWNER(S): Refco Supply

TAX ID NUMBER: 81 M S 006 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 933 N Broadway

▶ **LOCATION:** West side of N Broadway, north side of Silver Pl.

▶ **APPX. SIZE OF TRACT:** 0.283 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N Broadway, a major arterial street with a 35' three lane pavement section within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Car lot

▶ **PROPOSED USE:** Mixed use commercial and residential

HISTORY OF ZONING: The property was rezoned from C-4 (Highway and Arterial Commercial) to C-3 (General Commercial) by Knoxville City Council on May 22, 2018.

SURROUNDING LAND USE AND ZONING: North: Mixed commercial - C-3 (General Commercial)

South: KCDC offices - O-1 (Office, Medical, and Related Services)

East: Flooring business - C-4 (Highway and Arterial Commercial)

West: Residences - O-1 (Office, Medical, and Related Services)

NEIGHBORHOOD CONTEXT: This site is located just north of downtown along N. Broadway, in an area developed with office and commercial uses under O-1, C-3 and C-4 zoning.

STAFF RECOMMENDATION:

▶ **POSTPONE until the August 9, 2018 MPC meeting as recommended by staff.**

Staff is recommending postponement to allow additional time for the applicant to address staff comments.

COMMENTS:

The applicant is proposing a mixed use development on this site located at the northwest corner of the intersection of N Broadway and Silver Place. The proposed building will include a ground floor with approximately 4050 square feet of commercial space and four dwelling units on the second floor.

ESTIMATED TRAFFIC IMPACT: 218 (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: Beaumont Magnet, Vine Middle Magnet, and Fulton 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.