

▶ **FILE #:** 7-M-18-UR

**AGENDA ITEM #:** 54

**AGENDA DATE:** 7/12/2018

▶ **APPLICANT:** JOHN SANDERS

OWNER(S): Broadway Development Partners

TAX ID NUMBER: 69 M L 051, 053

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 3421 N Broadway

▶ **LOCATION:** West side of N. Broadway, south side of Rider Ave.

▶ **APPX. SIZE OF TRACT:** 0.47 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via North Broadway, major arterial with 4 lanes and a center turning lane within 65-70' of right-of-way, and Rider Ave., a local street with 22' of pavement within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-3 (General Commercial) & O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Commercial, Residential, and Parking Lot

▶ **PROPOSED USE:** Multi-dwelling structure in the C-3 and O-1 zone districts.

HISTORY OF ZONING: Property partially rezoned R-2 to O-1 in 2006 (4-K-06-RZ) and partially zoned IH-1 in 2007.

SURROUNDING LAND USE AND ZONING: North: Auto sales, Rider Ave., house / C-4 (Highway & Arterial Commercial), R-2 (General Residential), IH-1 (Infill Housing Overlay)  
 South: Commercial, houses / C-3 (General Commercial), R-2 (General Residential), IH-1 (Infill Housing Overlay)  
 East: Broadway, houses, apartments / R-1 (Low Density Residential), R-2 (General Commercial), NC-1 (Neighborhood Conservation Overlay)  
 West: Houses / R-2 (General Residential), IH-1 (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: This site is within the N. Broadway corridor which includes older single family and multi-family residential uses, and commercial uses, zoned R-1/NC-1, R-2/NC-1, C-3 and C-4.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for 10 residential units in the C-3 and O-1 zone districts, subject to 9 conditions.**

1. Installation of a bus shelter at the bus stop in front of the property in coordination with and approved by KAT.
2. Submitting elevations to MPC staff for review and approval to ensure the Broadway elevation of the building meets the transparency requirements of the C-3 development standards for multi-dwelling structures. This includes, but is not limited to, the proposal to reestablish windows in the Broadway façade and modifying the courtyard gate and fence to add transparency.
3. Meeting all requirements of the Infill Housing Committee. MPC staff may review and approve modifications to the attached plan that are based on requirements of the Infill Housing Committee.
4. Installation of sidewalks as identified on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Installation of landscaping as shown on the landscape plan within six months of the issuance of the first occupancy permit for each phase of the project.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
9. Obtaining any necessary zoning variances from the City of Knoxville Board of Zoning Appeals.

With the conditions noted above, this request meets all criteria for a use-on-review in the C-3 and O-1 zoning districts.

#### **COMMENTS:**

This proposal is to rehabilitate an existing commercial structure to be used as a multi-dwelling residential structure in the C-3 and O-1 zone districts. The front portion of the property is zoned C-3 and the rear portion is zoned O-1/IH-1. Both the C-3 and O-1 zones allow multi-dwelling structures via Use on Review, which is why this project is before the Planning Commission for approval. Residential uses in the C-3 zone must also comply with the Development Standards for Multi-Dwelling Structures in C-3 and C-6 Zone Districts (Art. 5, Sec. 3.F.15). The O-1 portion of the property also has the IH-1 overlay zone and must comply with the Infill Housing Design Guidelines.

The development is taking advantage of the parking reduction of up to 20% because the property is along a KAT bus route. Because there are no nearby bus shelters along Broadway, the Planning Commission can require that a bus shelter be installed within a quarter of a mile of this location. The applicant is proposing to install a bus shelter in front of the property since there is an existing bus stop. The applicant must coordinate with KAT regarding the design and placement of the shelter.

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

1. The proposed residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development will have a density of 21 du/ac . The C-3 zone district does not have a maximum density standard but the O-1 zone allows a maximum of 24 du/ac. The number of dwelling units in the O-1 zoned portion of the property must be consistent with the maximum allowed district.
3. There will be no impact on schools under the current proposal.

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

1. With the recommended conditions, the proposed residential development meets the standards for development within the O-1 (Office, Medical and Related) zone and C-3 (General Commercial) zone requirements, including the Development Standards for Multi Dwelling Structures in the C-3 and C-6 Zone Districts. The development will also be reviewed by the Infill Housing Committee to ensure it meets the requirements of the Infill Housing Design Guidelines.
2. The proposed development 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 since this area has a mix of uses, including office, commercial, and residential uses.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The property is designated MU-CC7 on the sector plan, which recommends a mix of medium density residential, office, and commercial uses. The proposed multi-dwelling development at a density of 21 du/ac is consistent with the recommendations of the Sector Plan and the C-3 and O-1 zone districts.
2. The site is located within the Knoxville city limits 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: 0 (public school children, ages 5-18 years)

Schools affected by this proposal: Christenberry Elementary, Whittle Springs Middle, 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.



**7-M-18-UR  
USE ON REVIEW**

Petitioner: Sanders, John



Multi-dwelling structure in C-3 (General Commercial) & O-1 (Office, Medical, and Related Services) / H-1 (Infill Housing Overlay)

Original Print Date: 6/20/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 69

Jurisdiction: City



PARKING REQUIREMENTS				
MULTI DWELLING STRUCTURE				
PROJECT TOTALS	MINIMUM	MINIMUM REQ'D	MAXIMUM	MAXIMUM ALLOWED
(5) ONE BEDROOM UNITS	1 PER DWELLING UNIT + GUEST PARKING	6	1.25 PER DWELLING UNIT + GUEST PARKING	7.5
(3) TWO BEDROOM UNITS	1.25 PER DWELLING UNIT + GUEST PARKING	4.35	1.75 PER DWELLING UNIT + GUEST PARKING	6
(2) THREE BEDROOM UNITS	1.5 PER DWELLING UNIT + GUEST PARKING	3.4	2.25 PER DWELLING UNIT + GUEST PARKING	5
SUBTOTAL PARKING SPACES		13.75 SPACES		18.5 SPACES
20% PARKING REDUCTION FOR BEING WITHIN .25 MILE OF TRANSIT ROUTE		2.75 REDUCTION		
TOTAL REQUIRED & PROVIDED PARKING SPACES		11 SPACES		

NEW PARKING LOT AREA IS LESS THAN 10,000 SF AT 42,500 SF ALLOWING EXEMPTION FROM THE INTERIOR LANDSCAPING REQUIREMENTS OF SUBSECTION 4.3 AND PERMITTED CONCERNING REQUIREMENTS IN SUBSECTION 4.2.4.3 OF (ARTICLE V, SECTION 7) OFF-STREET PARKING, ACCESS, DRIVEWAY & LANDSCAPING REQUIREMENTS BY MPC

PRESERVE EXISTING TREES ALONG PROPERTY EDGES WHERE POSSIBLE. OWNER TO CONSULT WITH C.O.A. URBAN FORESTER.  
 PROVIDE NEW TREES WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1 1/4) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.

N1 PARKING REQUIREMENTS  
 NTS

N6 LANDSCAPING REQUIREMENTS

ADAPTIVE REUSE OF  
 3421 N. BROADWAY  
 KNOXVILLE, TENNESSEE 37917  
 SPA PROJECT #: 1825



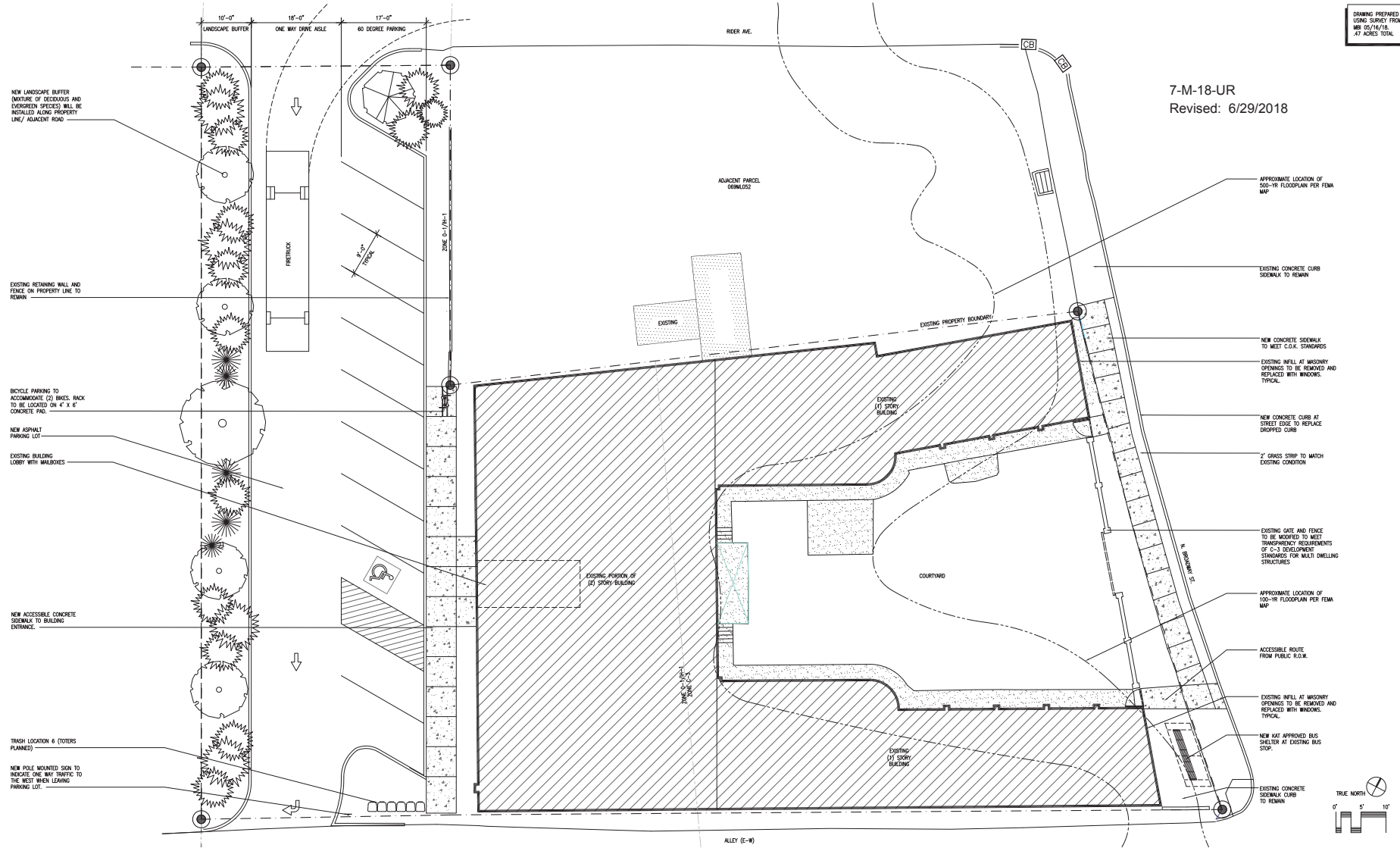
THESE DOCUMENTS ARE PRELIMINARY WITHOUT A SEBEP STAMP BY ARCHITECT

OWNER:  
 BROADWAY DEVELOPMENT PARTNERS (OPTION HOLDER)  
 109 S. NORTHSHORE DR.  
 KNOXVILLE, TENNESSEE 37919  
 T: 865.521.8453  
 CONTACT: JOE FOX

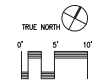
ARCHITECT:  
 SANDERS PACE ARCHITECTURE  
 514 W. JACKSON AVE., SUITE 102  
 KNOXVILLE, TENNESSEE 37902  
 T: 865.329.0316  
 F: 865.548.2349  
 CONTACT: JOHN SANDERS, FAIA

DRAWING PREPARED USING SURVEY FROM MB 05/16/18. 47 ACRES TOTAL.

7-M-18-UR  
 Revised: 6/29/2018



A1 SITE PLAN  
 1/8" = 1'-0"



USE ON REVIEW 29 MAY 2018  
 REVISED UOR 26 JUNE 2018

SITE PLAN (FOR USE ON REVIEW)

A0.1  
 1723\_A01.DWG

© 2018 SANDERS PACE ARCHITECTURE

**Use on Review**     **Development Plan**

Name of Applicant: John Sanders

Date Filed: 5/29/2018    Meeting Date: 7/12/18

Application Accepted by: M. Payne

Fee Amount: ✓    File Number: Development Plan ✓

Fee Amount: \$500    File Number: Use on Review 7-M-18-UR

**PROPERTY INFORMATION**

Address: 3421 N. Broadway & 0 Rider Ave.

General Location: \_\_\_\_\_

Tract Size: Total of .47 acres    No. of Units: 3 existing

Zoning District: C-3/O-1 I-H1

Existing Land Use: Mixed Use

Planning Sector: Central City

Sector Plan Proposed Land Use Classification:  
MU-SD MU-CC7

Growth Policy Plan Designation: \_\_\_\_\_

Census Tract: \_\_\_\_\_

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 069ML053 & 069ML051

Jurisdiction:  City Council 5 District  
 County Commission 2 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Joe Fox

Company: Broadway Development Partners

Address: 109 S. Northshore Dr.

City: Knoxville    State: TN    Zip: 37919

Telephone: 865-621-9493

Fax: \_\_\_\_\_

E-mail: joe@foxandfogarty.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: Aaron Pennington

Company: Sanders Pace Architecture

Address: 514 West Jackson Ave. Suite 102

City: Knoxville    State: TN    Zip: 37902

Telephone: 865-329-0316

Fax: \_\_\_\_\_

E-mail: apennington@sanderspace.com

**APPROVAL REQUESTED**

**Development Plan:**  Residential     Non-Residential

**Home Occupation** (Specify Occupation) \_\_\_\_\_

**Other** (Be Specific)

Requesting permission to have a multi-dwelling unit residential building in a C-3/O-1 zone. The development will have 8 dwelling units [(4) 2 bedroom units and (4) 1 bedroom units]. The existing building is currently partially occupied with 2- residential units and was constructed for that use in 1939.

**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: Aaron Pennington

PLEASE PRINT  
 Name: Aaron Pennington

Company: Sanders Pace Architecture

Address: 514 W. Jackson Ave. Suite 102

City: Knoxville    State: TN    Zip: 37902

Telephone: 865-329-0316

E-mail: apennington@sanderspace.com

**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
<i>Joseph Fox</i> managing member for Broadway Development Partners	109 S. Northshore Drive	Knoxville	Tennessee	37919		X

James Y. McNabb III	4612 Island Home Pike	Knoxville	Tennessee	37920	X	