

▶ **FILE #:** 6-K-18-UR

**AGENDA ITEM #:** 62

**AGENDA DATE:** 6/14/2018

▶ **APPLICANT:** JOHN SANDERS

OWNER(S): CCAHT

TAX ID NUMBER: 109 P L 001

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3847 W Martin Mill Pike

▶ **LOCATION:** West side of W. Martin Mill Pike, east side of W. Blount Ave.

▶ **APPX. SIZE OF TRACT:** 0.2 acres

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via W. Martin Mill Pike, a minor arterial street with 28' pavement width within 50' of right-of-way, and W. Blount Ave., a local street with 19' pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

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

▶ **EXISTING LAND USE:** Duplex

▶ **PROPOSED USE:** 1 dwelling unit in an existing building.

5 du/ac

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Vacant land, houses / C-3 (General Commercial) & R-1A (Low Density Residential)

South: W. Martin Mill Pike, businesses / C-3 (General Commercial)

East: Office, vacant land / C-3 (General Commercial)

West: W. Blount Ave., houses, office, vacant land / C-3 (General Commercial) & R-2 (Medium Density Residential)

NEIGHBORHOOD CONTEXT: This site is located the along Martin Mill Pike in the Vestal community, developed with a mix of detached houses, office, retail, and business uses in the C-3, R-2 and R-1A zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE the special exception request for 1 residential dwelling unit in the existing building, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Meeting all requirements of the Tennessee Department of Transportation.

With the conditions noted, this plan meets the requirements for approval of a 'special exception' for residential uses in the C-3 district and the other criteria for approval of a use-on-review.

**COMMENTS:**

This proposal is for one residential unit within an existing two story building. The dwelling will include 3 bedrooms and will have a driveway with 2 parking spaces to the rear of the building with access from W. Blount Ave. This building was originally constructed as a commercial building and was later renovated for residential use without permits. This proposal is requesting to make the current residential use legal within the C-3 zone.

The asphalt parking area in the front yard will be removed and replaced with a new lawn and landscaping. There is an existing one story building that will be demolished that is attached to the two story building. The one story building is mainly below the Martin Mill Pike street grade and the front wall of this building will be used as a retaining wall. A new sidewalk and curb will be installed along the Martin Mill Pike frontage that must be a minimum of 5' wide with a 2' planting strip, or 7' wide from the back of curb. The improvements within the Martin Mill Pike right-of-way will require TDOT approval. The asphalt along the W. Blount Ave. frontage will also be removed and replaced with lawn

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

1. The proposed development will have minimal impact on local services since utilities are in place to serve this development.
2. The proposal will have little impact on surrounding properties since it is on a commercial street and there is a creek that separates it from the residential properties to the rear.
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed multi-family residential structure meets all of the requirements of the C-3 (General Commercial) district of the Knoxville Zoning Ordinance.
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 scale of the development 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 substantial additional traffic through residential. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South City Sector Plan and Knoxville One Year Plan identify the property as a Mixed Use Special District (MU-SC4) and recommends higher intensity development that is compatible with the South Waterfront design standards. The development plan proposes removing the parking and asphalt in front of the building and placing the parking to the rear of the building, which is compatible with the South Waterfront design standards.
2. The site is located within the Urban Growth Area (Inside City Limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

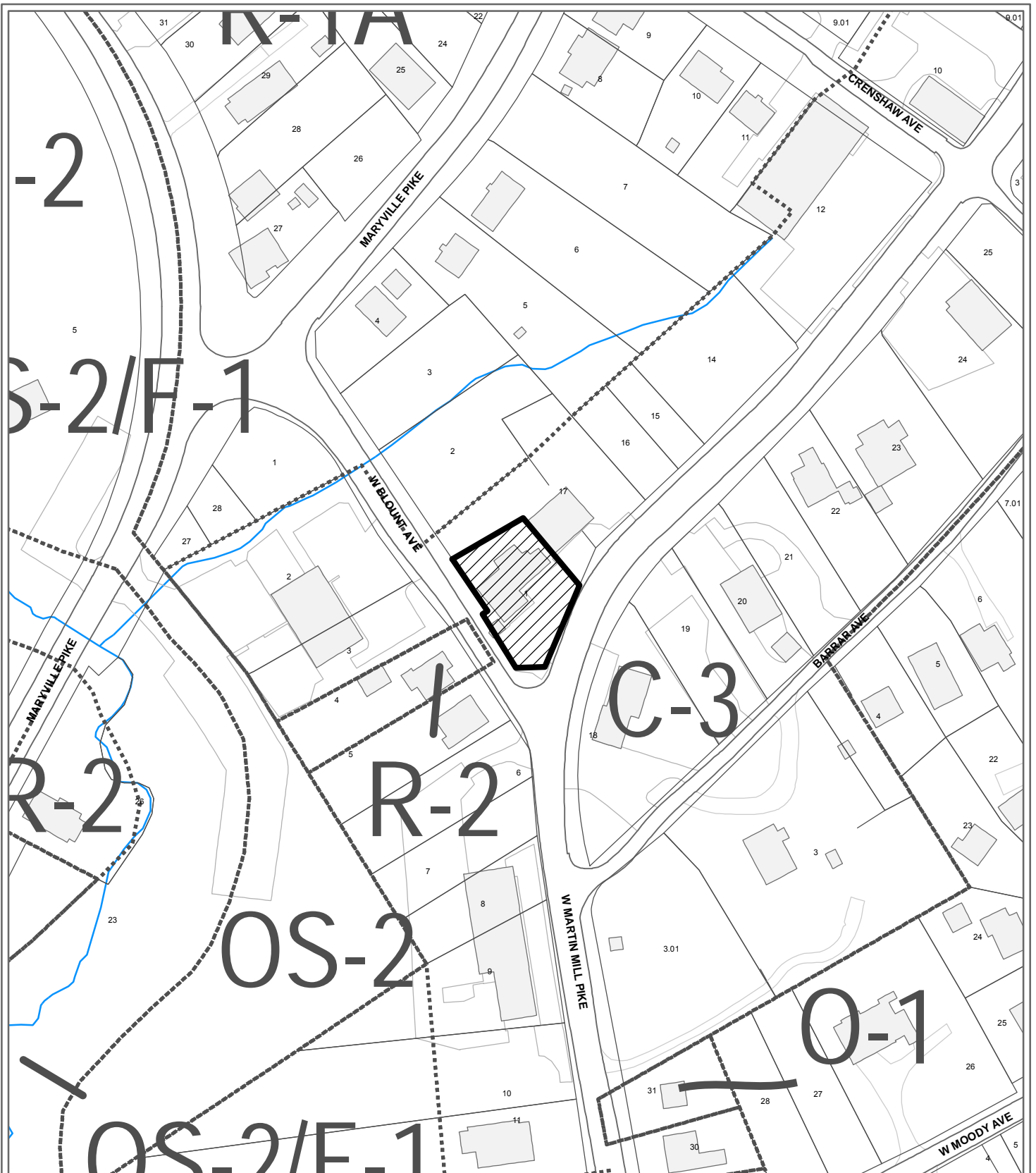
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**6-K-18-UR  
USE ON REVIEW**



Duplex in C-3 (General Commercial)

Petitioner: Sanders, John

Map No: 109

Jurisdiction: City



Original Print Date: 5/14/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

|  |                  |
|--|------------------|
| PARKING REQUIREMENTS                     |                  |
| RESIDENTIAL STRUCTURE                    |                  |
| PROJECT TOTALS                           |                  |
| T (DWELLING UNIT W/ (3) BEDROOMS (TOTAL) | 2 PARKING SPACES |
| TOTAL REQUIRED PARKING SPACES            | 2 PARKING SPACES |

|          |                      |
|----------|----------------------|
| N1       | PARKING REQUIREMENTS |
| 1740_A01 | N.T.S.               |

NEW PARKING LOT AREA IS LESS THAN 10,000 SF AT ±2.0000' ALLOWING EXEMPTION FROM THE INTERIOR LANDSCAPING REQUIREMENTS OF SUBSECTION 3.3 AND PERIMETER SCREENING REQUIREMENTS IN SUBSECTION 3.2.C.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 LOCAL 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.

|    |                          |
|----|--------------------------|
| K1 | LANDSCAPING REQUIREMENTS |
|----|--------------------------|

DRAWING PREPARED USING SURVEY BY SAME 02 MAY 2018  
 0.191 ACRES TOTAL

NEW LANDSCAPE BUFFER IF REQUIRED (MATURE OR DECIDUOUS AND EVERGREEN SPECIES) WILL BE INSTALLED ALONG PROPERTY LINE ADJACENT ROAD

NEW DRIVEWAY TO UTILIZE EXISTING CURB CUT

NEW CONCRETE CURB AT STREET EDGE TO REPLACE DROPPED CURB  
 TRASH LOCATION (TOTES PLANNED)

EXISTING CONCRETE STAIR DOWN TO LOWER LEVEL TO REMAIN  
 EXISTING STAND ALONE BUILDING TO REMAIN AND BE USED FOR STORAGE

BICYCLE PARKING TO ACCOMMODATE (2) BIKES. RACK TO BE LOCATED ON 4' X 6' CONCRETE PAD

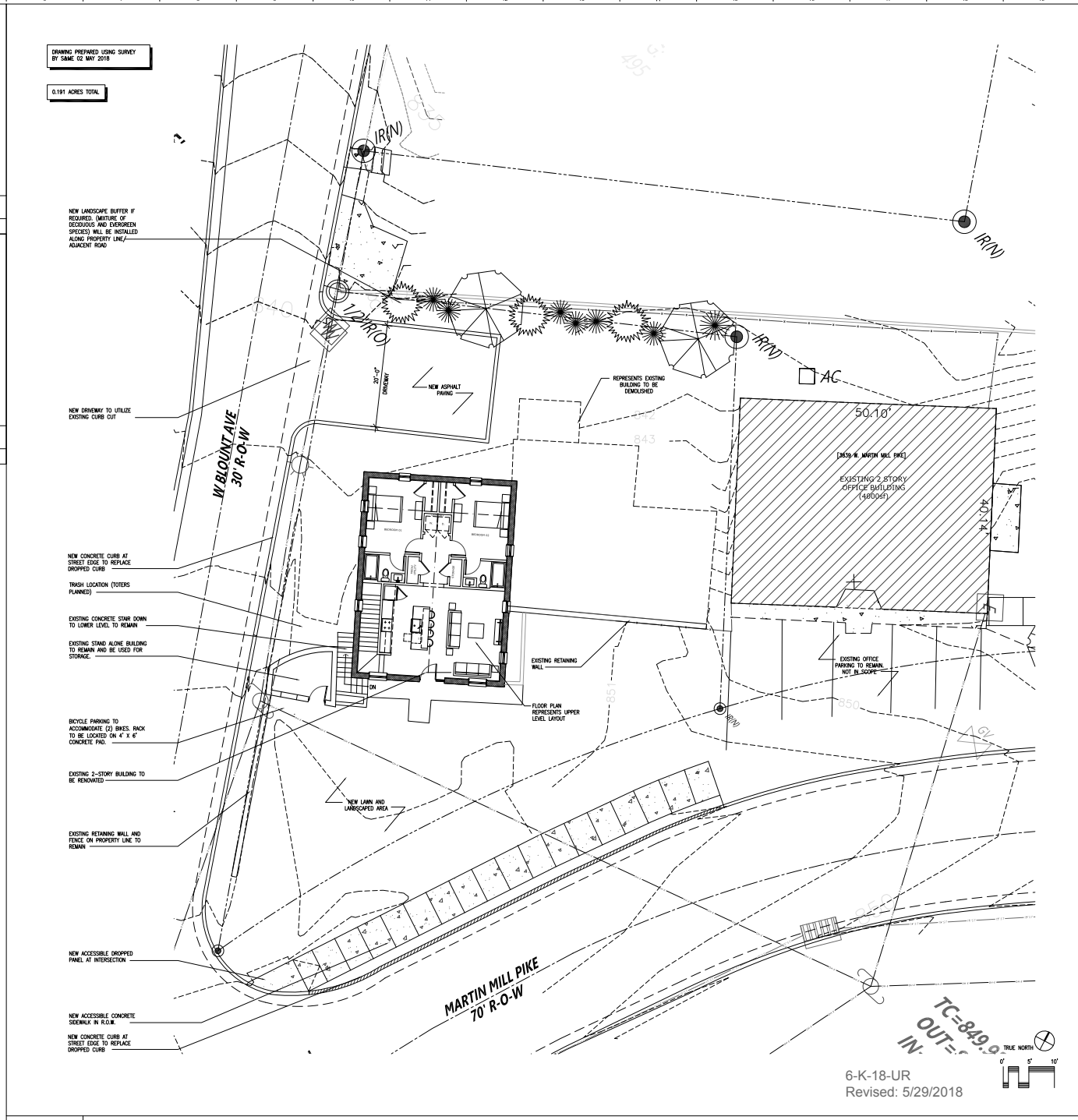
EXISTING 2-STORY BUILDING TO BE RENOVATED

EXISTING RETAINING WALL AND FENCE ON PROPERTY LINE TO REMAIN

NEW ACCESSIBLE DROPPED PANEL AT INTERSECTION

NEW ACCESSIBLE CONCRETE SIDEWALK IN R.O.W.

NEW CONCRETE CURB AT STREET EDGE TO REPLACE DROPPED CURB



ADAPTIVE REUSE OF  
 3847 MARTIN MILL PIKE  
 KNOXVILLE, TENNESSEE 37920  
 SPA PROJECT #: 1740

NOT FOR CONSTRUCTION  
 REVIEW SET  
 DOCUMENTS

THESE DOCUMENTS ARE PROVIDED WITHOUT A WRITTEN GUARANTEE BY ARCHITECT

OWNER:  
 CCAHT (OPTION HOLDER)  
 3833 W. MARTIN MILL PIKE  
 KNOXVILLE, TENNESSEE 37902  
 T. 865.328.1048  
 CONTACT: KATE TRUDELL

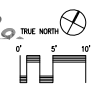
ARCHITECT:  
 SANDERS PACE ARCHITECTURE  
 814 W. JACKSON AVE, SUITE 102  
 KNOXVILLE, TENNESSEE 37902  
 T. 865.548.0316  
 F. 865.548.0348  
 CONTACT: JOHN SANDERS, AIA

USE ON REVIEW 30 APRIL 2018  
 REVISED UCR 23 MAY 2018

SITE PLAN (FOR USE ON REVIEW)  
**A0.1**  
 1723\_A01.DWG

|            |           |
|------------|-----------|
| A6         | SITE PLAN |
| 1/8"=1'-0" |           |

6-K-18-UR  
 Revised: 5/29/2018



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

Name of Applicant: John Sanders

Date Filed: 4/30/18    Meeting Date: 6/21/18

Application Accepted by: M. Payne

Fee Amount: 74    File Number: Development Plan 74

Fee Amount: \$250    File Number: Use on Review 6-K-18-UR

**PROPERTY INFORMATION**

Address: 3847 W. Martin Mill Pike

General Location: E/S W. Blount Ave  
W/S W. Martin Mill Pike

Tract Size: Total of .2 acres    No. of Units: \_\_\_\_\_

Zoning District: C-3

Existing Land Use: Duplex

Planning Sector: MU-SD SC-A <sup>South</sup> City

Sector Plan Proposed Land Use Classification: MU-SD SC-A

Growth Policy Plan Designation: City

Census Tract: 2A

Traffic Zone: 6A

Parcel ID Number(s): 109PL001

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Kate Trudell

Company: CCAHT

Address: 3839 W. Martin Mill Pike

City: Knoxville    State: TN    Zip: 37920

Telephone: 865-236-1046

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

E-mail: kate@ccaht.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 zone. The development will have 2 dwelling units (with 2 bedrooms each) for a total of 4 bedrooms.

**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