



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 7-SB-19-C

AGENDA ITEM #: 10

AGENDA DATE: 7/11/2019

▶ **SUBDIVISION:** VINE CITY HOUSE PUD

▶ **APPLICANT/DEVELOPER:** MBI COMPANIES

OWNER(S): Hatcher Hill City House LLC

TAX IDENTIFICATION: 94 E J 03201

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 519 W Vine Ave

▶ **LOCATION:** North side of Vine Avenue, North of Locust Street terminus

SECTOR PLAN: Central City

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

WATERSHED: Second Creek

▶ **APPROXIMATE ACREAGE:** 0.5 acres

▶ **ZONING:** C-2 (Central Business District) & D-1 (Downtown Design Overlay)

▶ **EXISTING LAND USE:** Under construction

▶ **PROPOSED USE:** Attached residential

SURROUNDING LAND USE AND ZONING: This site is part of Downtown Knoxville in an area developed with commercial, institutional and residential uses within C-2, I-3, RP-3 and O-2 zones in the D-1 overlay.

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: John Patteson / Michael Brady Inc

ACCESSIBILITY: Access is via W. Vine Ave., a local street with 22' of pavement within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** N/A

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan for 7 attached residential units on individual lots, subject to 4 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

This proposal is to create individual lots for the 7 townhouses that are currently under construction. The development was permitted as a condominium with all the units on the same lot. A common area wraps around the sides and rear of the townhouses, which includes a one-way driveway for access to the rear entry garages. In 2015, the development was reviewed and approved by the Downtown Design Review Board (7-D-15-DT) and obtained subdivision variances to reduce the utility and drainage easement to 0' along all property lines and to reduce the minimum right-of-way dedication of W. Vine Ave. to 20' from the centerline.

The City of Knoxville Department of Engineering must approve a waiver to the utility and drainage easements on the new lots being created before approval of the final plat. There is no indication at this time that this will be an issue since the C-2 zone has a 0' side and rear setback, and the front setback is 5' on the ground floor only and the buildings are setback no less than 7.2'.

ESTIMATED TRAFFIC IMPACT: 87 (average daily vehicle trips)

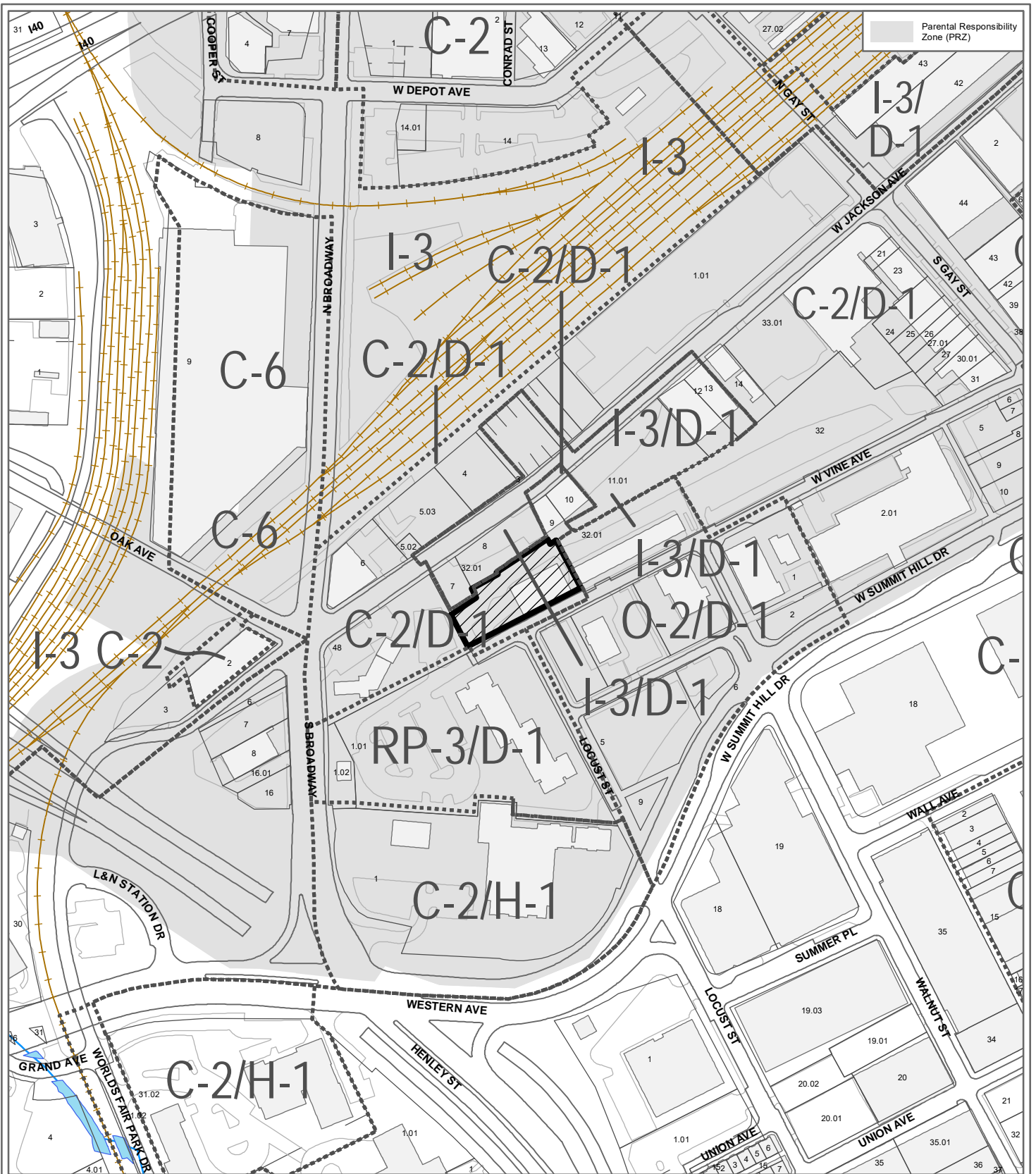
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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, grades K-12)

Schools affected by this proposal: Green Magnet Academy, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**7-SB-19-C
CONCEPT PLAN**

Subdivision: Vine City House PUD



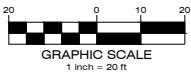
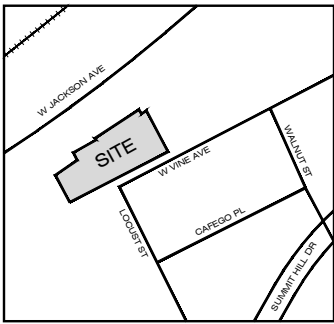
Approval of Concept Plan

Original Print Date: 6/18/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 94
 Jurisdiction: City





TN STATE GRID (NAD83-2011)
 GRID NORTH is based on a bearing of S 41° 38' 10" E from City
 Point #0133 to #0134. Distances have not been reduced
 to grid.

ZONING INFORMATION

- (Z1) Property is zoned: C-2 (Central Business District)
 C-1 (Downtown Design Overlay District)
- (Z2) Building Setbacks:
 Front: First-story setback - 5feet
 Side: 0 feet
 Rear: 0 feet
- (Z3) Verify full zoning regulations by contacting:
 KNOXVILLE-KNOX COUNTY PLANNING
 Suite 403, City/County Building
 400 Main Street
 Knoxville, Tennessee 37902
 Phone: (865) 215-2500
 contact@knoxplanning.org

GENERAL NOTES

- (G1) Verify exact size, depth and location of all underground utilities prior to construction.
- (G2) Property subject to all applicable easements, setback and restrictions of record.
- (G3) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G4) This survey plat does not warrant title.
- (G5) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- (G6) By graphic plotting, this property lies in Zone X on FEMA firm panel #47093C0283G, which bears an effective date of August 5, 2013, and is not in a special flood hazard area.
- (G7) A standard utility and drainage easement of 10' is required inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). 5' is required along both sides of all interior lot lines and on the inside all other exterior lot lines. The standard 5' utility and drainage easements are not required along lot lines for property that is zoned to allow less than a 5' building setback.
- (G8) The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the nonconforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some later date for permit applications or other development approvals.
- (G9) An HOA will be created to maintain all common property and infrastructure.
- (G10) Bicycle parking will be within each individual garage.
- (G11) Total Lots = 8 Total Area = 0.50 acres / 21,760 s.f.

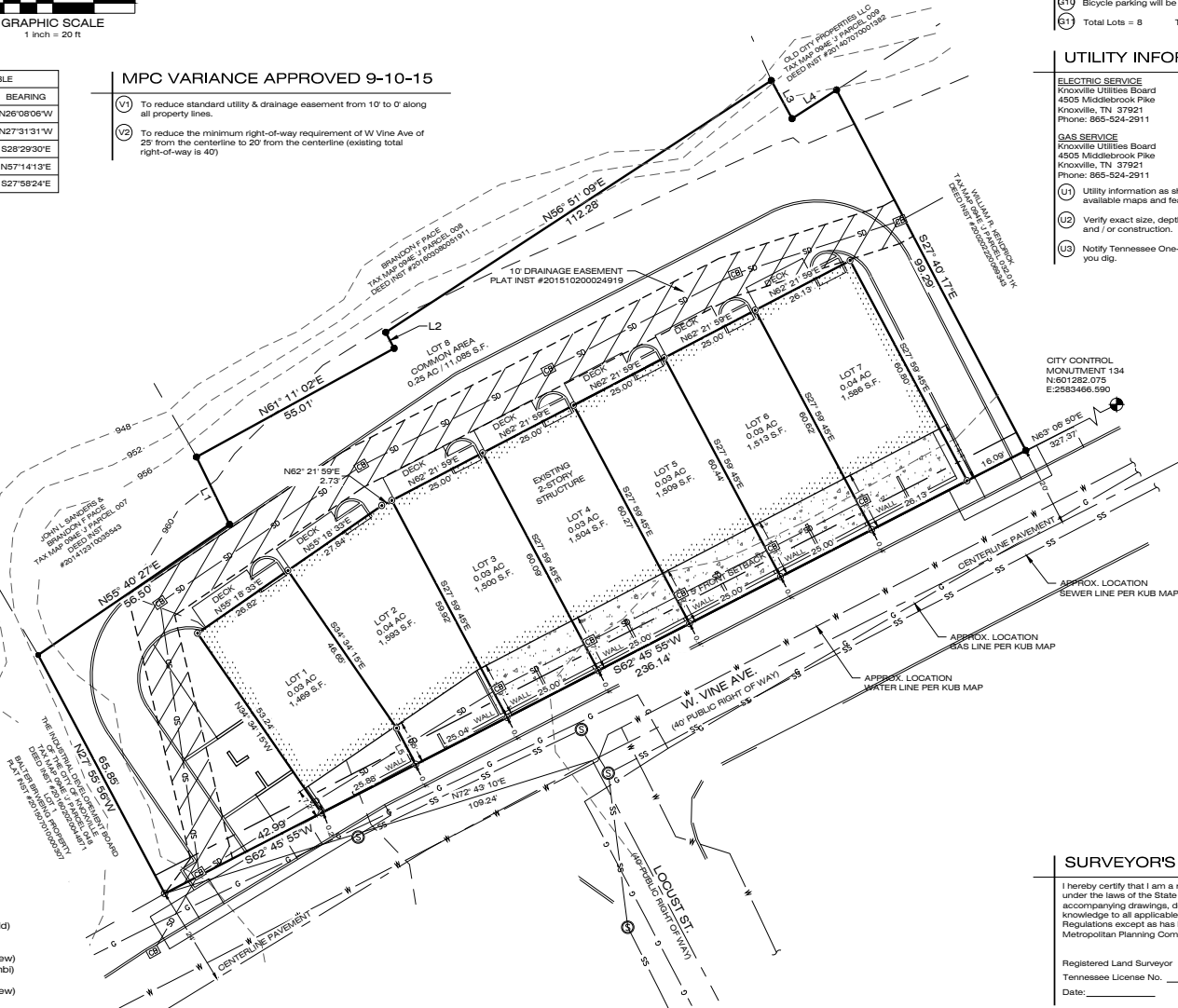
UTILITY INFORMATION

- | | | |
|---|--|--|
| ELECTRIC SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | WATER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | SEWER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 |
| GAS SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
9733 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2956 | CABLE SERVICE
Comcast
5720 Asheville Hwy
Knoxville, TN 37924
Phone: 800-285-2278 |
- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
 - (U2) Verify exact size, depth and location of all underground utilities prior to design and/or construction.
 - (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

LINE	LENGTH	BEARING
L1	18.32	N26°08'06"W
L2	4.40	N27°31'31"W
L3	10.59	S28°29'30"E
L4	12.94	N57°14'13"E
L5	10.02	S27°58'24"E

MPC VARIANCE APPROVED 9-10-15

- (V1) To reduce standard utility & drainage easement from 10' to 0' along all property lines.
- (V2) To reduce the minimum right-of-way requirement of W Vine Ave of 25' from the centerline to 20' from the centerline (existing total right-of-way is 40')



CITY CONTROL
 MONUMENT 134
 N: 601282.075
 E: 2583466.990

7-SB-19-C
 Revised: 6/25/2019

SURVEYOR'S CERTIFICATION

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to the best of my knowledge to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Land Surveyor _____
 Tennessee License No. 1829
 Date: _____

MBI

MBI COMPANIES INC.
 299 N. WEISGARBER ROAD
 KNOXVILLE, TN 37919
 PHONE: (865) 584-0999
 FAX: (865) 584-5213
 WEB: mbicompanies.com



Know what's below.
 Call before you dig.
 In Tennessee call 811 or 1-800-351-1111

OWNER:
 Hatcher Hill City House LLC
 311 S Weisgarber Road
 Knoxville, TN 37919
 865-248-8132



COPYRIGHT © MBI COMPANIES INC.

FILE #7-SB-19-C
**VINE CITY HOUSE
 PLANNED UNIT
 DEVELOPMENT**
 W VINE AVENUE
 KNOXVILLE, TENNESSEE

Knox County, TN City Ward: 6
 City of Knoxville, TN City Block: 06060
 Tax Parcel Id: Map 094E U Parcel 032.01
 Deed Ref(s): Inst #201708030007817
 Plat Ref(s): Cabinet F Slide 27A
 Crew Chief: B. Pate
 Drawn By: M. Blankenship
 Appvd. By: J. Patteson
 Field date: 3-28-19
 Drawing date: 4-24-19
 Last Revision: 6-24-19

Scale: 1" = 20'

Job No. 170581

SHEET NO.:

1 OF 1

Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: MBI Companies

Date Filed: 5/23/19 Meeting Date: 7/11/19

Application Accepted by: M. Payne

Fee Amount: 745.00 File Number: Subdivision - Concept 7-5B-19-C

Fee Amount: Related File Number: Development Plan

<p align="center">PROPERTY INFORMATION</p> <p>Subdivision Name: <u>Vine City House PUD</u></p> <hr/> <p>Unit/Phase Number: <u>519 W. Vine Ave.</u></p> <p>General Location: <u>1/2 Vine Ave @ Walnut St</u> <u>535 W Vine Ave (block 06060)</u></p> <p>Tract Size: <u>0.50 ac / 21,706 sf</u> No. of Lots: <u>8</u></p> <p>Zoning District: <u>C-2 & D-1</u></p> <p>Existing Land Use: <u>TCU</u></p> <p>Planning Sector: <u>Central City</u></p> <p>Growth Policy Plan Designation: <u>City</u></p> <hr/> <p>Census Tract: <u>1</u> <u>mi-RC - Regional mixed Use Center</u></p> <p>Traffic Zone: <u>12</u></p> <p>Parcel ID Number(s): <u>094E 'J 032.01</u></p> <hr/> <p>Jurisdiction: <input type="checkbox"/> City Council <u>6</u> District <input type="checkbox"/> County Commission <u>1</u> District</p>	<p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT</p> <p>Name: <u>Hatcher Hill City House LLC</u></p> <p>Company: _____</p> <p>Address: <u>311 S Weisgarber Road</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865-249-8132</u></p> <p>Fax: _____</p> <p>E-mail: _____</p> <hr/> <p align="center">PROJECT SURVEYOR/ENGINEER</p> <p>PLEASE PRINT</p> <p>Name: <u>John Patteson</u></p> <p>Company: <u>MBI Companies</u></p> <p>Address: <u>299 N. Weisgarber Road</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865-584-0999</u></p> <p>Fax: <u>865-584-5213</u></p> <p>E-mail: <u>johnp@mbiarch.com</u></p> <hr/> <p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT</p> <p>Name: <u>John Patteson</u></p> <p>Company: <u>MBI Companies</u></p> <p>Address: <u>299 N. Weisgarber Road</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865-584-0999</u></p> <p>Fax: <u>865-584-5213</u></p> <p>E-mail: <u>johnp@mbiarch.com</u></p>
<p align="center">AVAILABILITY OF UTILITIES</p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>KUB</u></p> <p>Water <u>KUB</u></p> <p>Electricity <u>KUB</u></p> <p>Gas <u>KUB</u></p> <p>Telephone <u>AT&T</u></p>	
<p align="center">TRAFFIC IMPACT STUDY REQUIRED</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	
<p align="center">USE ON REVIEW <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p>	
<p align="center">VARIANCE(S) REQUESTED</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature: _____

Date: 5-20-19

PLEASE PRINT

Name: John Patteson

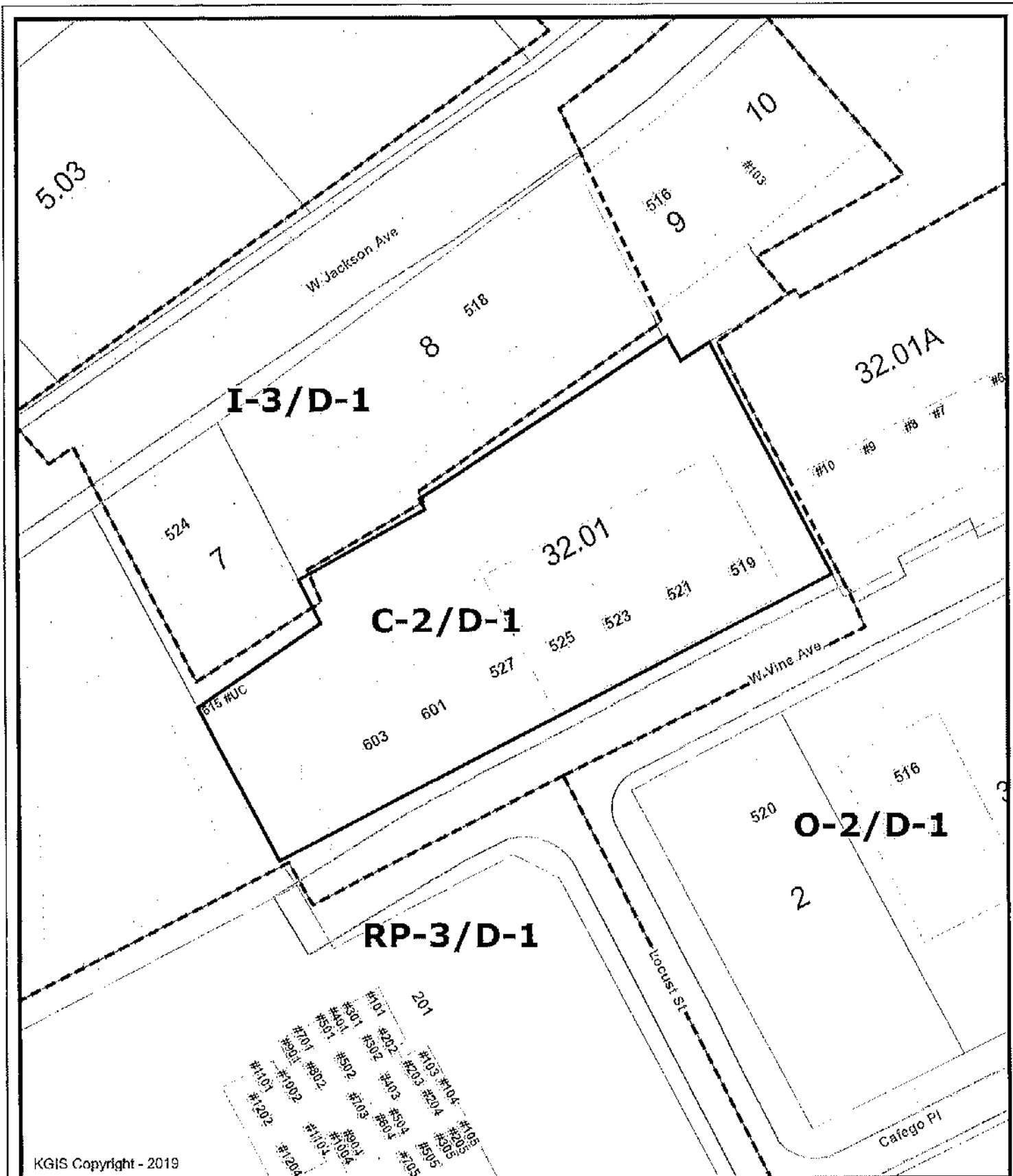
Address: 299 N. Weisgarber Road

City: Knoxville State: TN Zip: 37919

Telephone: 865-584-0999

Fax: 865-584-5213

E-mail: johnp@mbiarch.com



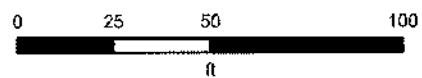
KGIS Copyright - 2019

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/23/2019 at 10:58:56 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.