



# PLANNED DEVELOPMENT PRELIMINARY PLAN

▶ **FILE #:** 4-A-20-PD

**AGENDA ITEM #:** 36

**AGENDA DATE:** 4/9/2020

▶ **APPLICANT:** VOLUNTEER MINISTRY CENTER, INC.

OWNER(S): Positively Living

TAX ID NUMBER: 82 P K 039

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1501 E. Fifth Ave.

▶ **LOCATION:** Northeast corner of E. Fifth Ave. and Winona St.

▶ **APPX. SIZE OF TRACT:** 1.02 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City Limits

ACCESSIBILITY: E. Fifth Avenue is a local road with a pavement width of approximately 21 ft. and a right-of-way width of approximately 58.5 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** O (Office)

▶ **EXISTING LAND USE:** Public - quasi public land; Supportive Housing

▶ **PROPOSED USE:** Supportive Housing

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Public parks - OS (Parks and Open Space) District

South: Office - O (Office) District

East: Public parks - OS (Parks and Open Space) District

West: Office, commercial - O (Office) District

NEIGHBORHOOD CONTEXT: This area is a mix of uses including Caswell Park (ballfields), small-lot single-family dwelling units, small apartment buildings, office, and commercial uses in the near vicinity. East Magnolia Avenue is two blocks to the south.

## STAFF RECOMMENDATION:

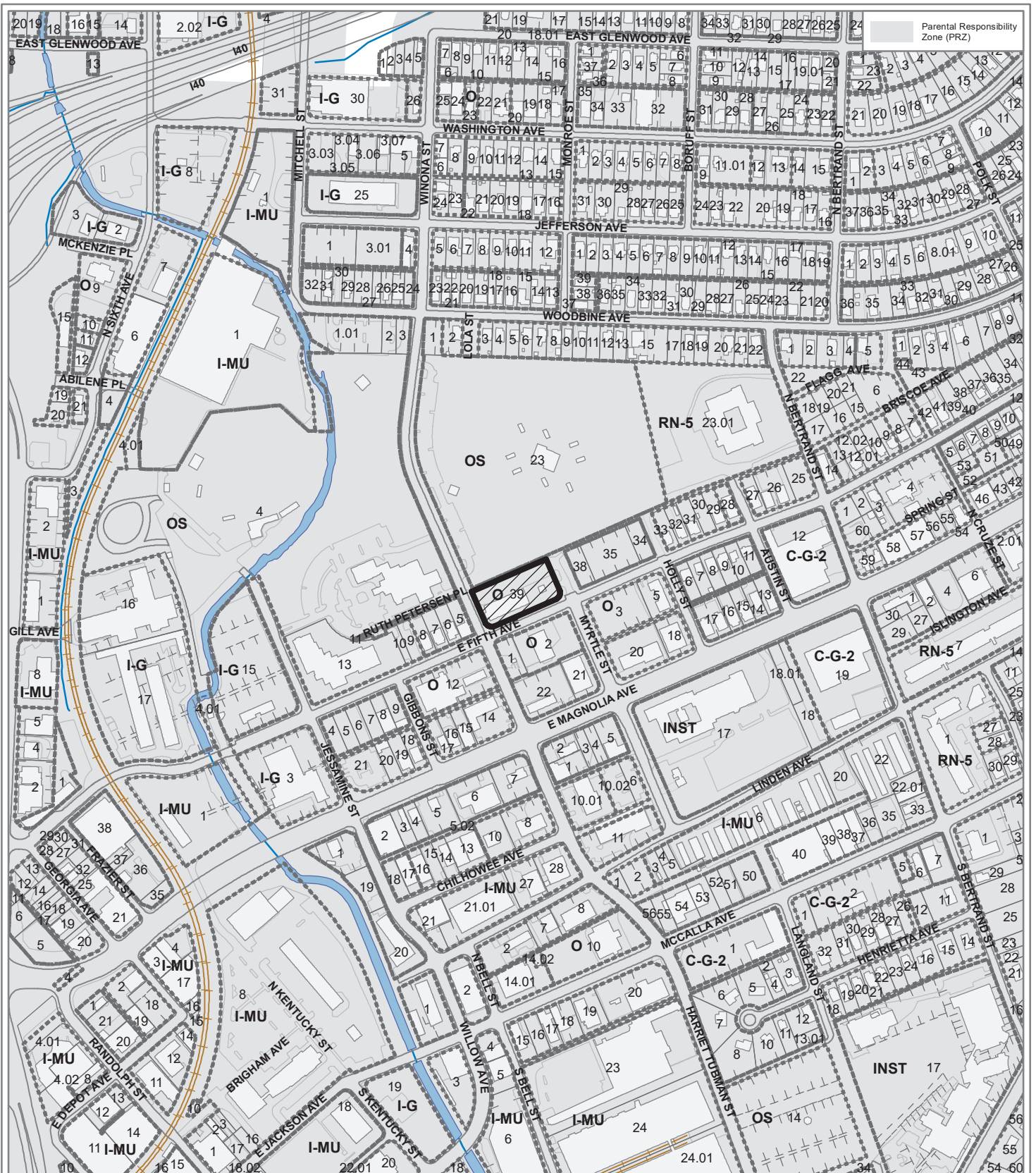
▶ **Postpone this request until the May 12, 2020 Planning Commission meeting per the applicant's request.**

Staff received an email on March 19, 2020 from the applicant requesting postponement of this item.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on . If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**4-A-20-PD  
DEVELOPMENT PLAN**



Supportive Housing in O (Office)

Original Print Date: 3/16/2020  
 Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Volunteer Ministry Center, Inc.

Map No: 82  
 Jurisdiction: City



## **Public Benefit**

Planned Development for Permanent Supportive Housing  
by Volunteer Ministry Center  
at 1501 E. Fifth Avenue

### **Scope**

Volunteer Ministry Center, Inc. (VMC) proposes a planned development of 48 units on the property located at 1501 E. Fifth Avenue. The development will provide permanent supportive housing for former chronically homeless single men and women by utilizing existing operating subsidies and both preserving and constructing new affordable housing units.

The proposed development will feature superior design and enhanced amenities, including ENERGY STAR appliances and programming and increased accessibility and visitability in both common spaces and private apartments.

Amenities for the development will include a secure facility with 24/7 property attendant presence, furnished one-bedroom apartments with private full-size kitchens and bathrooms, community and activity rooms, common-area kitchen and dining facilities, computer lab with free internet access, management and social services offices, on-site laundry facilities, owner-paid utilities, private mailboxes, public telephone, and outdoor courtyard/picnic areas. Private telephone, internet and cable service will be available but paid by residents.

Additionally, the development will be designed to complement the existing traditional architectural and design patterns of the historic Parkridge neighborhood and Magnolia Avenue corridor. The project will maximize greenspace and outdoor recreational areas and provide access and connectivity to the adjacent Caswell Park and other open spaces. The site is strategically located in the urban core with immediate access to public transportation, job training and health and social service resources.

VMC will provide two on-site housing case managers, Monday through Friday, 8am-5pm. Clinical support will also be available during off-hours by phone and/or on-site. This service is available 24 hours a day, seven days per week. Additionally, the property management staffing plan will include 24/7 on-site presence.

Case management includes the direct provision and/or coordination of services for rental counseling, income management, employment or vocational training, access to medical care, access to dental care, access to mental health care, access to substance abuse treatment, life skills coaching, housekeeping skills instruction, food security, adult education, mobility, field trips, and in-house community events.

A Tenant Council will be formed as well.

## **The Public Need/Objectives of the City**

Potential residents for permanent supportive housing in our community are identified through the Coordinated Entry System known as CHAMP (Coordinated Housing and Assessment Match Plan).

As the entrée to services by local homeless providers, CHAMP is an interagency tool for assessing and prioritizing individuals who are at risk to very poor physical and mental health outcomes and who are chronically homeless, meaning they are literally homeless for at least one continuous twelve (12) month period or four (4) episodes over the past three (3) years adding up to more than twelve (12) months.

A “by-name” master list of these individuals is facilitated by KnoxHMIS (Homeless Management Information System). HMIS is a secured computer data collection system used by social service agencies providing housing and related supportive services. The University of Tennessee Social Work Office of Research and Public Service serves as the administrator (<https://knoxhmis.sworpswebapp.sworps.utk.edu/>).

**As of March 3, 2020, there are 70 individuals identified on the master list who are experiencing chronic homelessness and are in immediate need of permanent supportive housing.**

The need for more affordable housing, and specifically more permanent supportive housing, is further demonstrated through the community comment and input process for the compilation of the City’s Consolidated Plan 2020-2024. As required by HUD for federal funding at the local level, the Consolidated Plan helps “states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.” ([https://www.hud.gov/program\\_offices/comm\\_planning/conplan](https://www.hud.gov/program_offices/comm_planning/conplan))

**Public input for the City’s Consolidated Plan 2020-2024, identified “Homelessness Needs” as the overall highest ranked priority need category, and the need for “Affordable Permanent Housing” as the highest ranked need within the Homelessness Needs Category.**

**As a result, preservation of existing and development of new of Permanent Supportive Housing is identified as a high-priority objective for promoting the City’s goal of reducing and preventing homelessness in Knoxville.**

([http://knoxvilletn.gov/UserFiles/Servers/Server\\_109478/File/CommunityDevelopment/ConsolidatedPlan/012120-CP-Presentation.pdf](http://knoxvilletn.gov/UserFiles/Servers/Server_109478/File/CommunityDevelopment/ConsolidatedPlan/012120-CP-Presentation.pdf)).

## **The Public Benefit**

Homelessness impacts the well-being of the individual and influences many sectors within a community.

Access to housing for an individual experiencing chronic homelessness is imperative as the physical, emotional and psychological trauma experienced on the streets is improved through stable tenancy, access to physical, behavioral and mental health care as well as case management support.

Homelessness also impacts the community through the excessive use of emergency healthcare resources, emergency responders, and law enforcement and safety divisions. These services are underwritten by and through local benevolence and tax dollars.

Local businesses can feel the impact as well as some may loiter and panhandle customer around the establishment which creates obstacles to commerce and trade.

In 2012, the secretary of HUD, Shaun Donovan, estimated that between shelters and emergency rooms, jails, it costs a community about \$40,000 per year per individual experiencing homelessness, (<https://www.politifact.com/factchecks/2012/mar/12/shaun-donovan/hud-secretary-says-homeless-person-costs-taxpayers/>). With the present number of individuals identified as needing permanent supportive housing (70), the financial impact on our community resources is estimated to be around \$2.8 million dollars.

Permanent Supportive Housing developments such as the one proposed here have a proven track record as high-quality, stable permanent housing assets within their neighborhoods.

Apart from meeting the objective of the City's Consolidated Plan, our planned development reduces the burden on responding emergency services, law enforcement and community health with an estimated reduction in cost to the community by 50%, (<https://endhomelessness.org/wp-content/uploads/2017/06/Cost-Savings-from-PSH.pdf>).

Therefore, the public benefit to the community is three-fold:

- 1. The planned development serves a vulnerable and underserved population.**
- 2. The development provides permanent supportive housing, thus reducing the burden and expense of community resources for emergency provisions for people who would otherwise remain on the streets.**
- 3. The development addresses the highest priority need as identified by the City's Consolidated Plan for 2020-2024.**

## Conclusion

With more than two decades of experience managing permanent supportive housing at Jackson Avenue Apartments (XX units at Jackson Ave.) and Minvilla Manor (57 units at 447 N. Broadway), Volunteer Ministry Center is fully equipped to successfully development and operate the proposed planned development. As of 2019, 50% of the units at Minvilla Manor have been occupied by the same tenant for more than five years, 70% between four to five years and 93% for at least one year (above the national average).

Housing First through Permanent Supportive Housing is an established *Best Practice* model that has consistently demonstrated, both locally and nationally, the positive public benefits described above. **The creation of this proposed planned development will have a significant positive impact on the individuals who will call it home, as well as the surrounding neighborhood, and it will provide a substantial public benefit and cost savings to the entire Knoxville community.**

*THDA 2020 QAP-Compliant Market Study*

**VMC Permanent Supportive Housing**  
**A Proposed 48-Unit Apartment Building**  
**Providing Housing for Formerly Homeless Individuals**  
**1501 E. Fifth Avenue**  
**Knoxville, TN 37917**

Prepared for

**Dr. Bruce W. Spangler, CEO**  
**Volunteer Ministry Center**  
**511 N. Broadway**  
**Knoxville, TN 37917**

Dated

**March 2, 2020**

By:



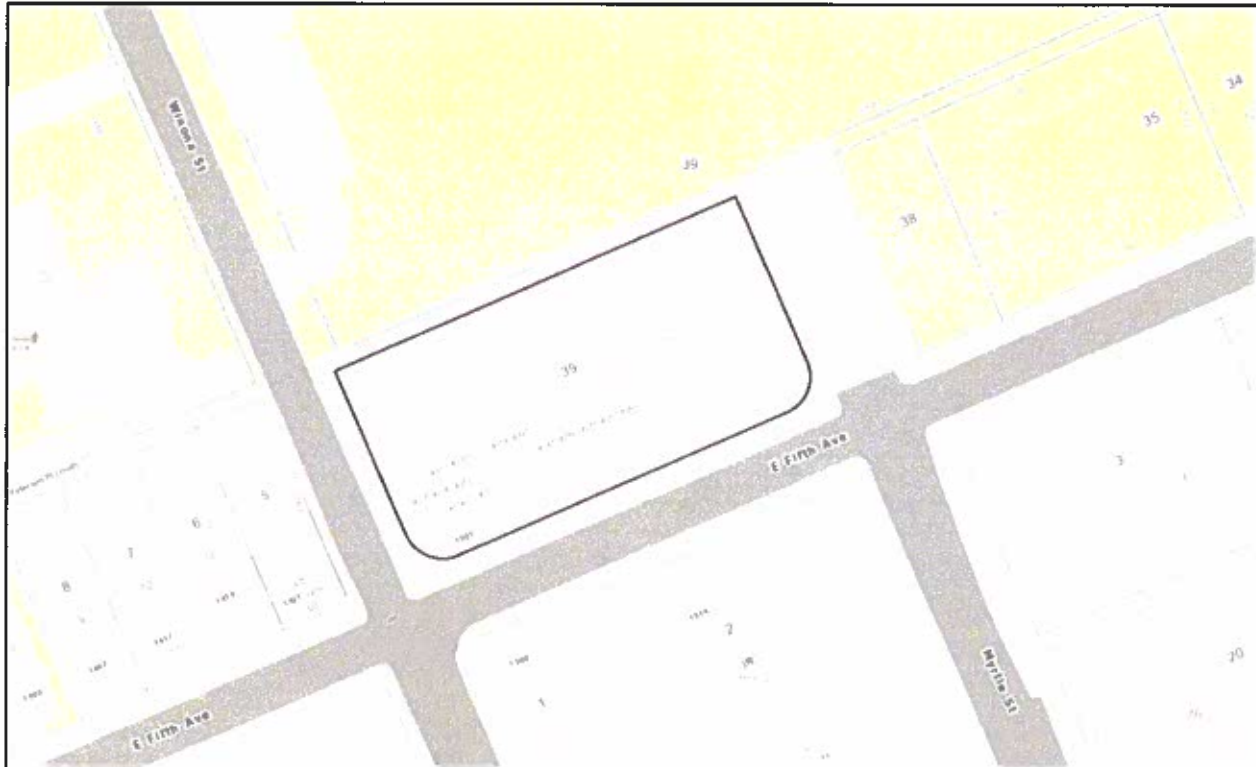


## LOCATIONAL DESCRIPTIONS OF SITE & NEIGHBORHOOD

### Site Characteristics

<b>Site Area</b>	±1.026 Acres		
<b>Tax Identification</b>	082P-K-039.00 (Knox County)		
<b>Location</b>	NEC of E. Fifth Avenue and Winona Street		
<b>Frontage/Access</b>	249.76 feet on north side of E. Fifth Ave.; 125 feet on east side of Winona St.; 125 feet on west side of Myrtle St.		
<b>Shape</b>	Rectangular		
<b>Topography</b>	Generally level		
<b>Zoning</b>	O, Office District		
<b>Flood Map Panel No.:</b>	#47093C-0281G (8/5/13)	<b>Flood Zone:</b>	Zone X (not a hazard area)
<b>Adjacent Land Uses</b>	<b>North:</b>	Caswell Park ball fields	
	<b>South:</b>	Across E. Fifth Ave.: Commercial business, Knox Area Urban League	
	<b>East:</b>	Undeveloped land	
	<b>West:</b>	Various local businesses	

### KNOX COUNTY PROPERTY MAP



**AERIAL VIEW - KGIS**



**AERIAL VIEW – GOOGLE MAPS**



**Subject Photographs**



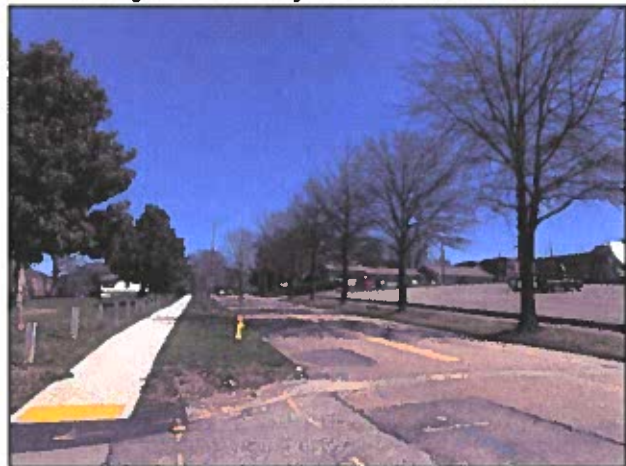
***Overall View facing Northeast from E. Fifth Ave. / Winona St. Intersection***



***Overall View facing Northwest from E. Fifth Ave. / Myrtle St. Intersection***



***Street Scene – West along E. Fifth Ave.***



***Street Scene – East along E. Fifth Ave.***



***Street Scene – North along Winona St.***



***Street Scene – South along Winona St.***

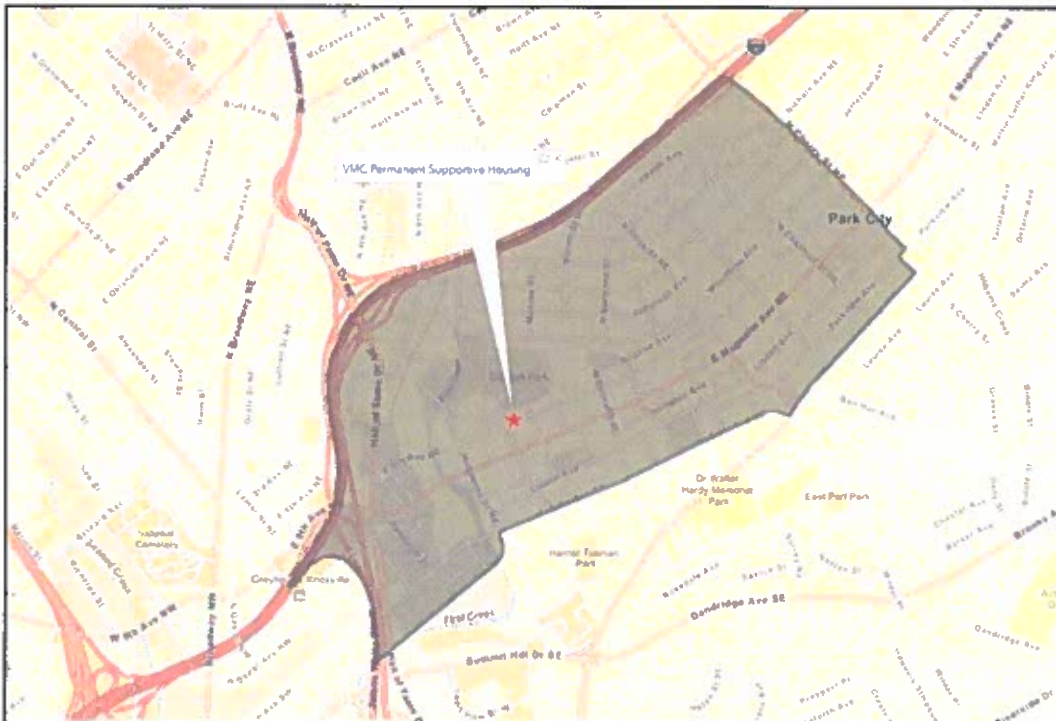
## Neighborhood Description

### **Boundaries & Accessibility**

The subject's primary frontage (300 feet) is along E. Fifth Avenue, a secondary road extending parallel with Magnolia Avenue, approximately one-half mile east of the Knoxville central business district. Primary access to the neighborhood is provided by Magnolia Avenue (U.S. 70), which extends throughout Knoxville and beyond, generally paralleling Interstate 40. Interstate access from the subject neighborhood is provided via Hall of Fame Drive, approximately a half-mile west or from Cherry Street, approximately one mile east.

General neighborhood boundaries are set by Interstate 40 on the north, Hall of Fame Drive/James White Parkway on the west, Tennessee River on the south, and Cherry Street on the east.

**NEIGHBORHOOD MAP**



### **Proximity & Surrounding Land Uses**

Commercial development is primarily concentrated along Magnolia Avenue with the demand for goods and services primarily coming from local residents in the immediate neighborhood. Existing improvements along Magnolia Avenue primarily consist of strip retail and commercial service type uses as well as several older residences and apartment houses, which have been converted to office or retail type use. Predominant occupants include several nationally recognized fast food franchise restaurants such as Taco Bell, Kentucky Fried Chicken, Lee's Chicken, and McDonald's, as well as a grocery store, a bakery, service stations, branch banks.

Land uses radiating north and south of Magnolia Avenue are predominantly residential in character. Development is characteristic of older urban neighborhoods providing low to moderate priced housing for area residents. Civic and institutional facilities are also scattered within the subject's immediate neighborhood to include various churches, schools and parks as well as the John T O'Connor Senior Center, Cansler Family YMCA, Sertoma Center, and Knox Area Urban League offices.

A map and table at the end of this section show supportive commercial and community services and their driving distance from the subject.

The following chart from ESRI, a national GIS mapping and spatial data analytics company, provides a good overview of the neighborhood's current demographics.

## **Public Benefit**

Planned Development for Permanent Supportive Housing  
by Volunteer Ministry Center  
1501 E. Fifth Avenue  
(revised March 25, 2020)

### **Project Scope**

Volunteer Ministry Center, Inc. (VMC) proposes a planned development of 48 one-bedroom apartments on the property located at 1501 E. Fifth Avenue. The development will both preserve and provide new affordable permanent supportive housing for former chronically homeless single men and women.

### **Superior Design and Enhanced Amenities**

The planned development proposes demolition of the existing two-story, 19,500 square foot building and new construction of two three-story residential structures, each with an elevator providing access to twenty-four (24) one-bedroom units (approximately 625 square feet each) that include living and sleeping space as well as private kitchens and bathrooms.

The two structures will be connected to a community building by covered walkways. The community building will include property and case management offices, lounge and dining areas, a computer lab and a laundry room. The community space will be made available for use by the community-at-large. A patio will be constructed at the rear of the building to accommodate outdoor seating and activities.

The architecture and form of the buildings will be consistent with other multifamily structures in Parkridge neighborhood and Magnolia Corridor. Building materials will include traditional brick masonry (at least 60% of the exterior facades) and fiber cement siding or stucco. The facility will be secured and enclosed with a five (5) foot ornamental aluminum perimeter fence and a video surveillance system.

The project will be compliant with applicable Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) requirements regarding public and common areas. Additionally, the project will endeavor to incorporate principles of Visitability such as "Easy Access" with step-free or low-threshold entrances, "Easy Passage" throughout the apartments with door and hallway clearances of at least 32", and "Easy Use" with single floor units and generous maneuverability throughout living space, kitchens and baths.

The development will be energy efficient and will meet Tennessee Housing Development Agency's (THDA) ENERGY STAR design criteria, including:

- High efficiency or dual flush toilets
- EPA Watersense" rated faucets, shower heads and toilets
- ENERGY STAR rated frost-free refrigerator with ice maker
- Light fixtures fitted with ENERGY STAR rated, compact fluorescent or LED bulbs
- Properly sized ENERGY STAR rated heating and air systems in all units (15 SEER minimum)
- Electronic programmable temperature control thermostats
- Entry doors of metal-clad wood, fiberglass or hollow metal construction with a minimum insulated value of R-11

- Double-glazed, insulated energy efficient windows
- Attic insulated value of at least R-30
- Energy efficient/heat-reflective “white roof”

Additional amenities available for each resident include a private mailbox, on-site laundry facility, public telephone, TV lounge area, community and meeting rooms. Private telephone and cable hookups available but service paid by resident.

### **Affordability & Enhanced Services**

The development will be subject to a Land Use Restrictive Covenant (LURC) in connection with an allocation of Low Income Housing Tax Credits (LIHTC) from THDA. The LURC shall provide that at least 40% of the units will be rented to households earning no more than 60% of the Area Median Income (AMI). In actuality, because LIHTC funding will be used to finance construction of the entire development, 100% of the units will be restricted to affordable rents to qualified low income tenants at or below 60% of AMI. The LIHTC affordable period shall run for 30 years (VMC has elected to waive the opportunity to opt-out of affordability after the 15-year compliance period). Affordability will also be ensured through a restrictive covenant with the City of Knoxville in connection with a deferred payment loan from the Affordable Rental Development Program. The program requires that housing units funded by the program must be leased to households earning less than 100% of AMI for a period of between 10-20 years. Maximum rents will be determined based on Fair Market Rents (FMR) published annually by the U.S. Department of Housing and Urban Development. Finally, the development will also participate in Knoxville’s Community Development Corporation’s (KCDC) Section 8 Project Based Voucher (PBV) program.

KCDC’s PBV program requires on-site support services for elderly and special needs populations, including formerly homeless individuals. Therefore, VMC will provide two (2) on-site housing case managers, Monday through Friday, 8am-5pm, with clinical support available during off-hours by phone and/or on-site. Additionally, the property management staffing plan will include 24/7 on-site presence.

Case management includes the direct provision and/or coordination of services for rental counseling, income management, employment or vocational training, access to medical care, access to dental care, access to mental health care, access to substance abuse treatment, life skills coaching, housekeeping skills instruction, food security, adult education, mobility, field trips, and in-house community events.

A Tenant Council will be formed as well.

### **The Public Need**

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([http://knoxvilletn.gov/UserFiles/Servers/Server\\_109478/File/CommunityDevelopment/ConsolidatedPlan/012120-CP-Presentation.pdf](http://knoxvilletn.gov/UserFiles/Servers/Server_109478/File/CommunityDevelopment/ConsolidatedPlan/012120-CP-Presentation.pdf)).

### **The Substantial Public Benefit**

Homelessness impacts the well-being of the individual and influences many sectors within a community.

Access to housing for an individual experiencing chronic homelessness is imperative as the physical, emotional and psychological trauma experienced on the streets is improved through stable tenancy, access to physical, behavioral and mental health care as well as case management support.

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*Therefore, the substantial public benefit to the City is three-fold:*

- 1. The development serves a vulnerable and underserved population.*
- 2. The development provides permanent supportive housing, thus diminishing the burden and expense of community resources for emergency provisions for people who would otherwise remain on the streets.*
- 3. The development addresses the highest priority need (affordable permanent supportive housing) as identified by the City's Consolidated Plan for 2020-2024.*

### **Exceptions to Underlying Zoning District**

The planned development requests the following exceptions to the underlying zoning district dimensional, design and use regulations based on the planned development's superior design, enhanced amenities and substantial public benefit to the City as outlined above:

1. Increase permitted number of multifamily dwelling units to forty-eight (48).
2. Reduce required number of parking spaces to twenty-two (22).
3. Reduce ground floor transparency requirement to fifteen percent (15%).

### **Conclusion**

With a decade of experience of managing a permanent supportive housing opportunity at Minvilla Manor (57 units at 447 N. Broadway), Volunteer Ministry Center is fully equipped to do same with this development. In 2019, 50% of the units at Minvilla Manor have been occupied by the same tenant for more than five (5) years, 70% between 4 to 5 years and 93% for at least one year.

Permanent Supportive Housing is an established *Best Practice* model that has consistently demonstrated –locally and nationally– the positive community benefits described above. The creation of this proposed planned development will have a significant and positive impact on the individuals who will live there, on the surrounding neighborhood, and on the Knoxville community.



VOLUNTEER MINISTRY CENTER

**VMC**

*Opening Doors for a Better Tomorrow*

511 North Broadway  
Knoxville, TN 37917-7408

P.O. Box 27406  
Knoxville, TN 37927

(865) 524-3926

[www.vmcinc.org](http://www.vmcinc.org)

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Beth Townsend  
Carl Van Hoozier, Jr.  
Mark Walker

**Bruce W. Spangler**  
Chief Executive Officer



March 30, 2020

Amy Brooks  
Knoxville-Knox County Planning  
400 Main Street, Suite 403  
Knoxville, TN 37902

Re: Application 4-A-20-PD

Dear Ms. Brooks,

Please find enclosed the revised documents that you requested relative to VMC's planned development at 1501 E. Fifth Avenue.

I have included five (5) copies of the plans and documents as requested.

I hope that we have addressed all the comments and questions. If not, please do not hesitate to contact me, [bspangler@vmcinc.org](mailto:bspangler@vmcinc.org) or 524-3926, ext. 225.

I write respectfully, and

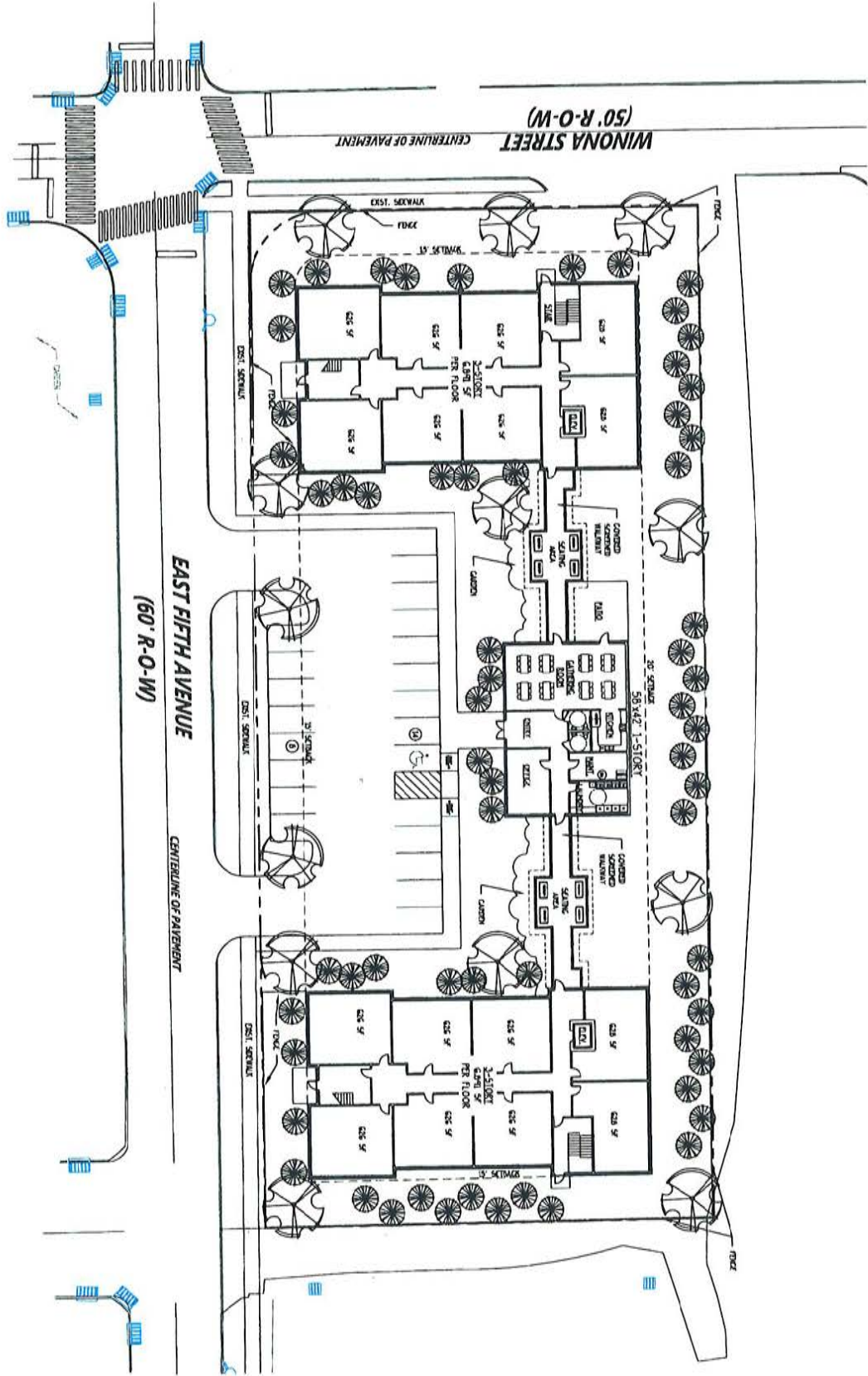
Sincerely,



Bruce W. Spangler  
Chief Executive Officer

**Enclosures**

March 13, 2020 PC Email Correspondence Requesting More Information  
THDA 2020 QAP-Compliant Market Study  
Revised Public Benefit Narrative  
Positively Living Email Approving Submission of PC Application  
1501 E. Fifth Avenue Site Plan  
1501 E. Fifth Avenue Elevations  
1501 E. Fifth Avenue Residential Floor Plan



1 SITE PLAN  
 20-13 06/25/17 7:26



**Volunteer Ministry Center**  
 611 North Broadway  
 Knoxville, TN

**SITE PLAN**

**ALLAN ASSOCIATES ARCHITECTS, PLLC**

6516 WALLWOOD ROAD

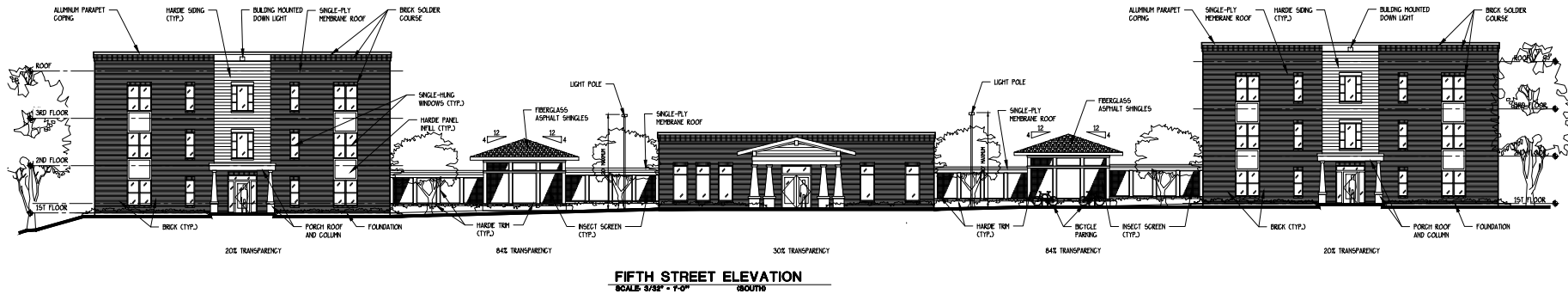
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KNOXVILLE, TENNESSEE 37912

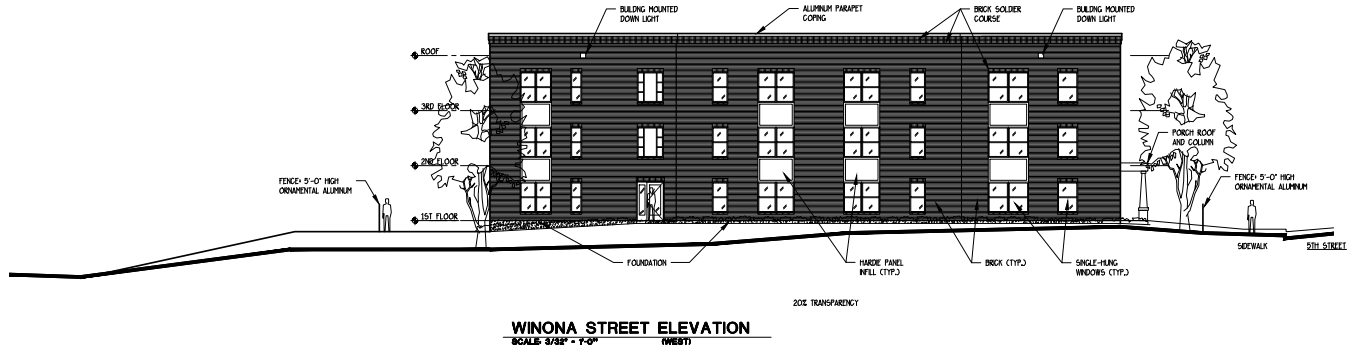
DRWN. BY:	XXX
CHKD. BY:	XXX
APPR. BY:	XXX
DATE:	XX.XX.XXXX
REVISIONS	
XX	XXXXXXXXXX

CAD FILE: PLS02DWG

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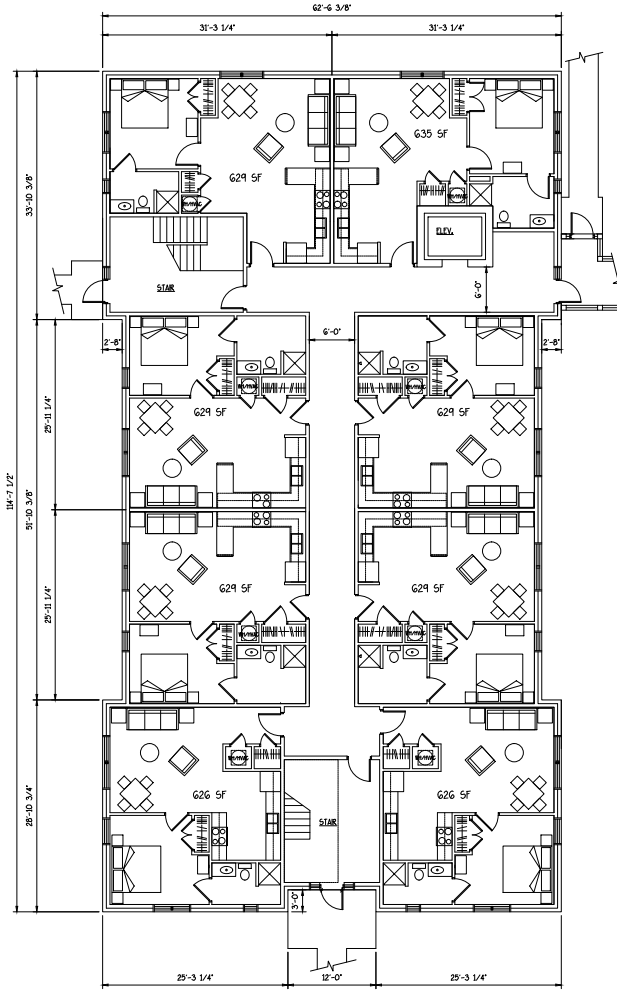


**FIFTH STREET ELEVATION**  
SCALE: 3/8" = 1'-0" (SHOUT)



**WINONA STREET ELEVATION**  
SCALE: 3/8" = 1'-0" (WEBB)

CAD FILE: VMC-A10.DWG	
DRWN. BY: XXX	CHKD. BY: XXX
APPR. BY: XXX	DATE: 3-20-2020
REVISIONS	XX XXXXXXXX
XX	XXXXXXXXXX
<b>BUILDING ELEVATIONS</b>	
Volunteer Ministry Center Knoxville, TN	
<b>ALLAN ASSOCIATES ARCHITECTS, PLLC</b>	
658 WALLWOOD ROAD KNOXVILLE, TENNESSEE 37912	
865 / 889-1802	
SHEET NUMBER	
<b>SD-2.0</b>	



**TYPICAL RESIDENTIAL FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

		<b>Volunteer Ministry Center</b> <small>Knoxville, TN</small> 1801 EAST 5TH STREET		<b>TYPICAL RESIDENTIAL FLOOR PLAN</b>		DRAWN BY: XXX CHKD. BY: XXX APPR. BY: XXX DATE: 3-30-2020 REVISIONS XX XXXXXXXX	
		<b>ALLAN ASSOCIATES ARCHITECTS, PLLC</b> 658 WALLWOOD ROAD KNOXVILLE, TENNESSEE 37912				CAD FILE: VMC-A10.DWG	
SHEET NUMBER <b>SD-3.0</b>							

DRWN BY: XXX  
 CHKD BY: XXX  
 APPR BY: XXX  
 DATE: 9-30-2020  
 REVISIONS  
 XX XXXXXXXX  
 XX XXXXXXXX

**SITE PLAN**

Volunteer Ministry Center  
 1801 EAST 5TH STREET  
 Knoxville, TN

**ALLAN ASSOCIATES ARCHITECTS, PLLC**

KNOXVILLE, TENNESSEE 37912

865 / 889-1802

658 WALLWOOD ROAD

SHEET NUMBER

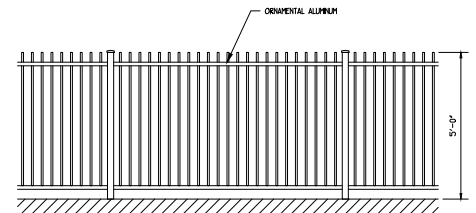
**SD-1.0**



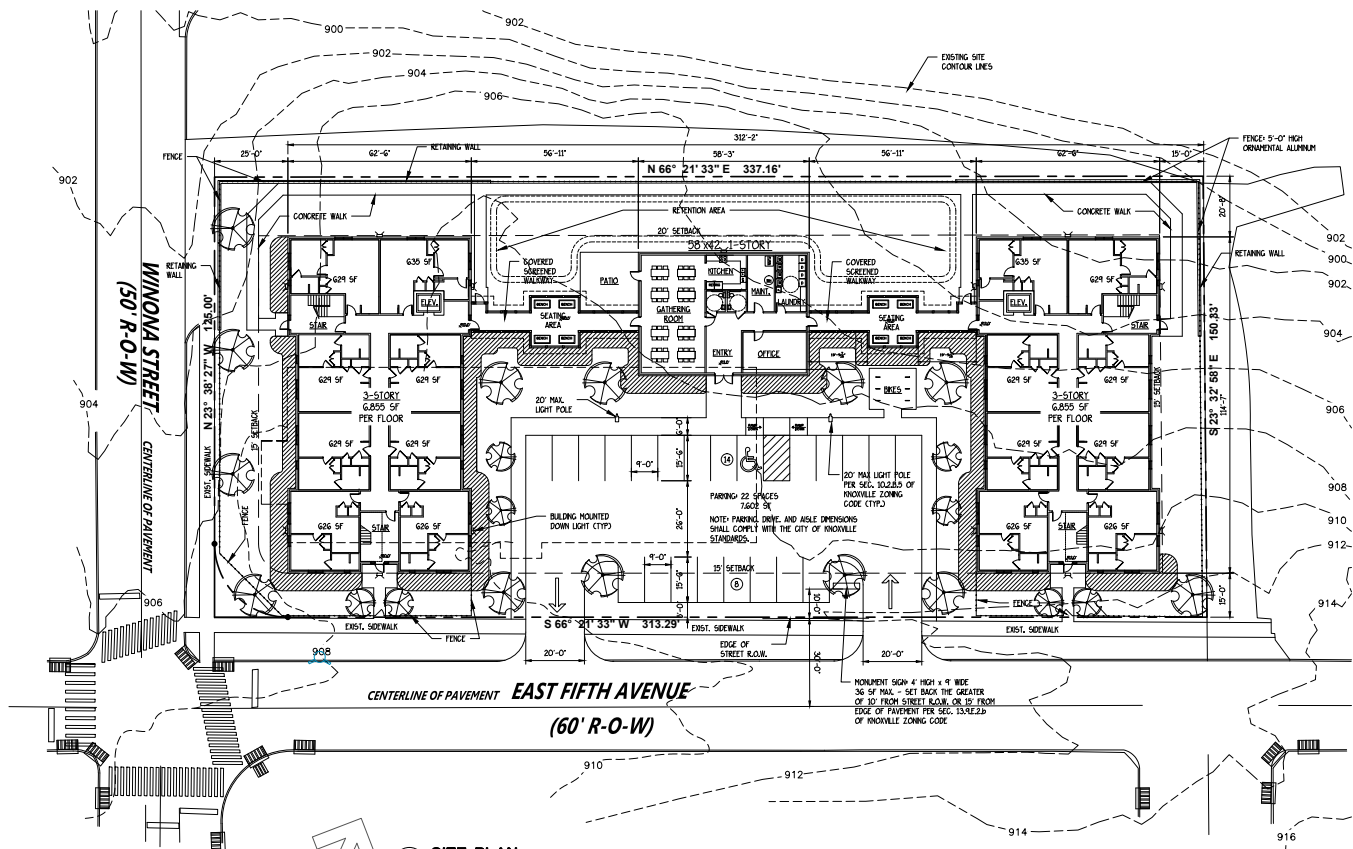
**4 AERIAL PHOTO OF EXISTING SITE**  
 NO SCALE



**3 SITE LIGHT FIXTURES**  
 NO SCALE



**2 SITE FENCE**  
 SCALE: 1/4" = 1'-0"



BUILDING AREAS		
APARTMENT BUILDING	GSF	NRSF
1ST FLOOR	6,855	5,155
2ND FLOOR	6,830	5,155
3RD FLOOR	6,830	5,155
TOTAL BUILDING	20,515	15,465
TOTAL (2) BUILDINGS	40,230	30,930
COMMUNITY BUILDING	2,453	
COVERED WALKWAYS	1,234	
TOTAL	43,917	30,930

**ZONING**

MIN. LOT AREA	FE <sup>2</sup> - IF TO G. DP.
2,000	2,000 SF/DU
MIN. LOT WIDTH	40'
MIN. BUILDING HEIGHT	45'
FRONT SETBACK	15'
INTERIOR SETBACK	15'
COVER SETBACK	35'
REAR SETBACK	20'

**PARKING**

(48) 1 BORN = 48x10 = 48  
 GUESTS = 48x0.2 = 10  
 58

BI-CYCLE = 48x0.25 = 12

**SITE LANDSCAPING:**

FOUNDATION LANDSCAPE WILL BE PLANTED AS REQUIRED BY SECTION 12.7 OF THE CITY OF KNOXVILLE ZONING CODE AS DESCRIBED BELOW. THIS PLANTING AREA WILL BE PROVIDED ALONG GOS OF THE LINEAR FACADE AREA.

- ONE SHRUB FOR EVERY THREE FEET. SHRUB LOCATIONS WITHIN THE PLANTING AREA MAY BE VARIED, BUT THE TOTAL NUMBER OF SHRUBS MUST BE NO LESS THAN AS REQUIRED BY SECTION 12.7.
- SHADE TREES SHALL BE PROVIDED IN THE AMOUNT OF ONE TREE EVERY 50 FEET MINIMUM. TWO ORNAMENTAL TREES MAY BE SUBSTITUTED FOR ONE SHADE TREE AND MUST BE SPACED ONE ORNAMENTAL TREE EVERY 25 FEET. TREE LOCATIONS WITHIN THE PLANTING AREA MAY BE VARIED, BUT THE TOTAL NUMBER OF TREES WILL BE NO LESS THAN AS REQUIRED BY SECTION 12.7.
- GOS OF THE LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSES WILL BE PLANTED IN LIVE GROUND COVER, PERENNIALS, OR ORNAMENTAL GRASSES, STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIALS MAY BE USED FOR THE REMAINING AREA.
- PLANTED POTS AND/OR PLANTER BOXES MAY BE USED TO SATISFY UP TO 30% OF THE TOTAL LANDSCAPE AREA REQUIREMENT.





Dori Caron <dori.caron@knoxplanning.org>

**Fwd: Application 4-A-20-PD: Request to Reschedule for the May 14th PC Meeting**

**Gerald Green** <gerald.green@knoxplanning.org> Thu, Mar 19, 2020 at 1:36 PM  
To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>, Mike Reynolds <mike.reynolds@knoxplanning.org>

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning | KnoxPlanning.org**  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



**AUTOMATIC POSTPONEMENTS: 30 DAYS**

**File #:** 4-A-20-PD

**Meeting Date:** 4/9/2020

----- Forwarded message -----

From: **Bruce Spangler** <bspangler@vmcinc.org>  
Date: Thu, Mar 19, 2020 at 12:32 PM  
Subject: Application 4-A-20-PD: Request to Reschedule for the May 14th PC Meeting  
To: Gerald Green <gerald.green@knoxplanning.org>  
Cc: Stephanie Welch (swelch@knoxvilletn.gov) <swelch@knoxvilletn.gov>, Becky Wade <bwade@knoxvilletn.gov>, Mark <markallan@allanarch.com>, Amy Brooks <amy.brooks@knoxplanning.org>, Scott Elder <selder@knoxvilletn.gov>, David Arning <davidarning@hotmail.com>

Gerald,

Please accept this as a formal request to reschedule the hearing of Application 4-A-20-PD until the May 14<sup>th</sup> Planning Commission meeting. If you have any questions, I will be glad to address promptly.

Thanks,

Bruce

Dr. Bruce W. Spangler, CEO  
Volunteer Ministry Center  
511 N Broadway  
Knoxville, TN 37914

1) Download and fill out this form at your convenience.  
 2) Print the completed form and bring it to the Knoxville-Knox County Planning office during business hours.

Reset Form



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant Name: Volunteer Ministry Center, Inc. Affiliation: \_\_\_\_\_  
 Date Filed: MARCH 4, 2020 Meeting Date (if applicable): APRIL 9, 2020 File Number(s): 4-A-20-PD

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name: BRUCE W. SPANGLER Company: VOLUNTEER MINISTRY CENTER, INC.  
 Address: 511 N. BROADWAY City: KNOXVILLE State: TN Zip: 37917  
 Phone: 524-3924, x 225 Email: bspangl@vminc.org

CURRENT PROPERTY INFO

Owner Name (if different): Positively Living, Inc. Owner Address: 1501 E. FIFTH AVE. Owner Phone: 525-1540  
 Property Address: 1501 E. FIFTH AVENUE Parcel ID: 082PK039  
 General Location: CORNER OF E FIFTH & W. MONA STREET Tract Size: 1.02 ACRES  
 Jurisdiction (specify district above):  City  County Zoning District: OFFICE (O)  
 Planning Sector: CENTRAL CITY Sector Plan Land Use Classification: MU-SP/MU-CC4 Growth Policy Plan Designation: URBAN AREA  
 Existing Land Use: SUPPORTIVE HOUSING Septic (Y/N): Y Sewer Provider: KVB Water Provider: KVB

# REQUEST

DEVELOPMENT

Development Plan     Use on Review / Special Use

Residential     Non-Residential

Home Occupation (specify): \_\_\_\_\_

Other (specify): \_\_\_\_\_

SUBDIVISION

Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

Parcel Change

Combine Parcels     Divide Parcel    Total Number of Lots Created: \_\_\_\_\_

Other (specify): \_\_\_\_\_

Attachments / Additional Requirements

ZONING

Zoning Change: \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_

Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_

Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify): \_\_\_\_\_

STAFF USE ONLY

**PLAT TYPE**

Staff Review     Planning Commission

**ATTACHMENTS**

Property Owners / Option Holders     Variance Request

**ADDITIONAL REQUIREMENTS**

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:

1502 | 1500.00

FEE 2:

74

FEE 3:

74

**TOTAL:**

1500.00

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

BRUCE W. SPANGLER

Please Print

MARCH 6, 2020

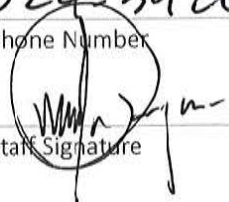
Date

524-3926 x 225

Phone Number

bspangl@vmcinc.org

Email



Staff Signature

Marc Payne

Please Print

3/6/20

Date





Amy Brooks <amy.brooks@knoxplanning.org>

---

**FW: Submission to Knoxville/Knox County Planning**

1 message

---

**Steve Jenkins** <steve@positively-living.org>  
To: "amy.brooks@knoxplanning.org" <amy.brooks@knoxplanning.org>  
Cc: Bruce Spangler <bspangler@vmcinc.org>

Mon, Mar 16, 2020 at 11:02 AM

Amy,

This email is intended to serve as approval of Bruce's attached submission.

Please let me know if you need further action on my end.

Steve

---

**From:** Bruce Spangler <bspangler@vmcinc.org>  
**Sent:** Monday, March 16, 2020 10:23 AM  
**To:** Steve Jenkins <steve@positively-living.org>  
**Subject:** Submission to Knoxville/Knox County Planning

Steve,

As owner of [1501 E. Fifth Avenue, Knoxville-Knox County](#) Planning requires your approval of our submission and desire for the development.

Would you email Amy Brooks ([amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)) stating the approval?

Please note/reference 4-A-20 PD in your email.

Please let me know if you have any questions.

Thanks,

Bruce

Dr. Bruce W. Spangler, CEO

Volunteer Ministry Center

3/16/2020

Knoxville - Knox County Planning Mail - FW: Submission to Knoxville/Knox County Planning

511 N Broadway

Knoxville, TN 37914


865-524-3926, ext 225 (office)

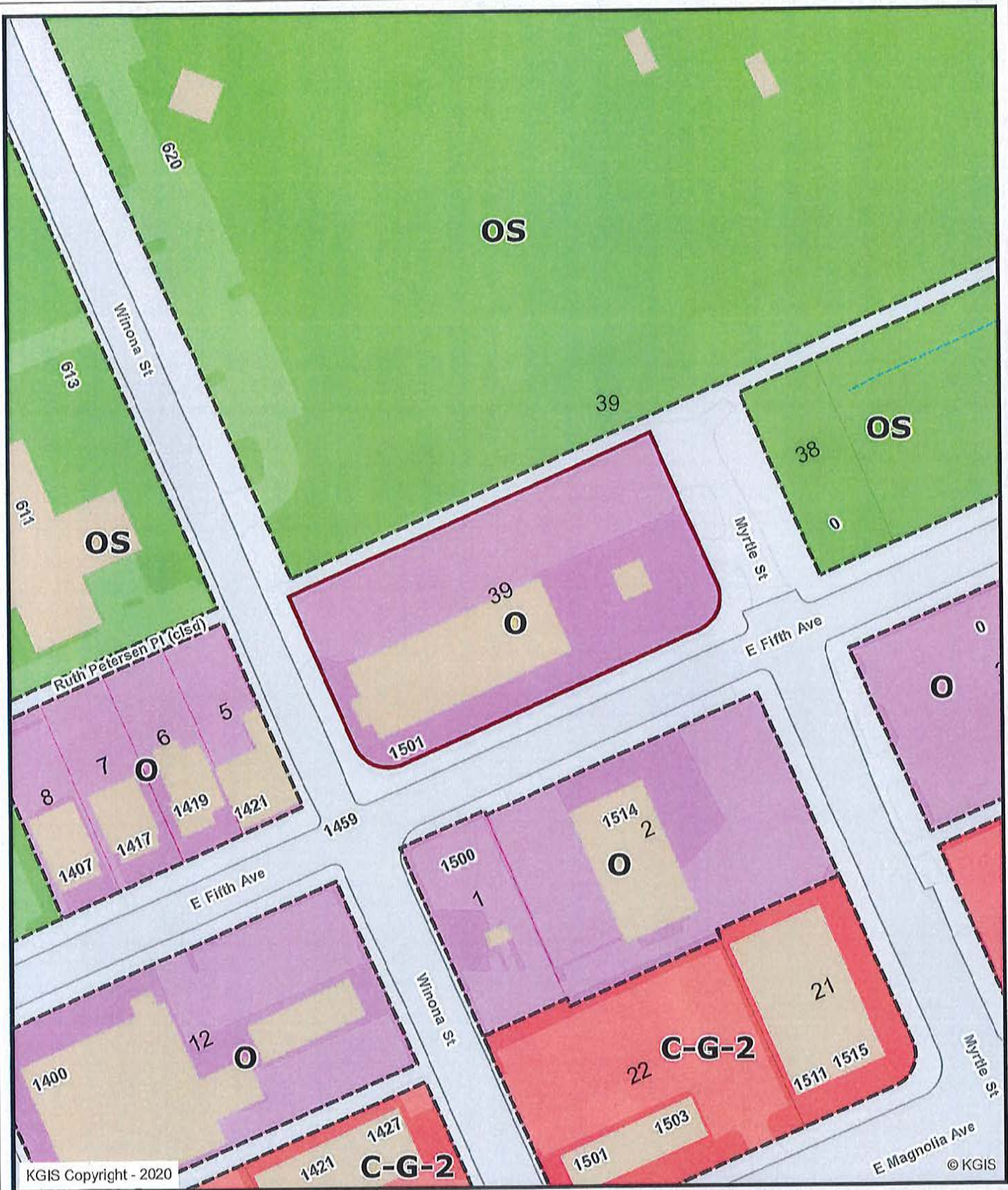
865-257-1549 (cell)

[bspangler@vmcinc.org](mailto:bspangler@vmcinc.org)

*“No moral code or ethical principle, no piece of scripture or holy teaching can be summoned to defend what we have allowed our country to become.”* Matthew Desmond on America’s Housing Crisis

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 **PD Submission 1501 E Fifth Avenue.pdf**  
265K



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1501 E. Fifth Ave.

Printed: 2/27/2020 at 9:10:00 AM



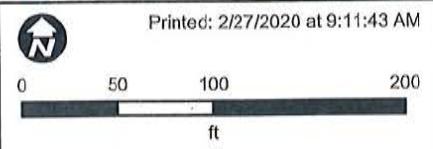
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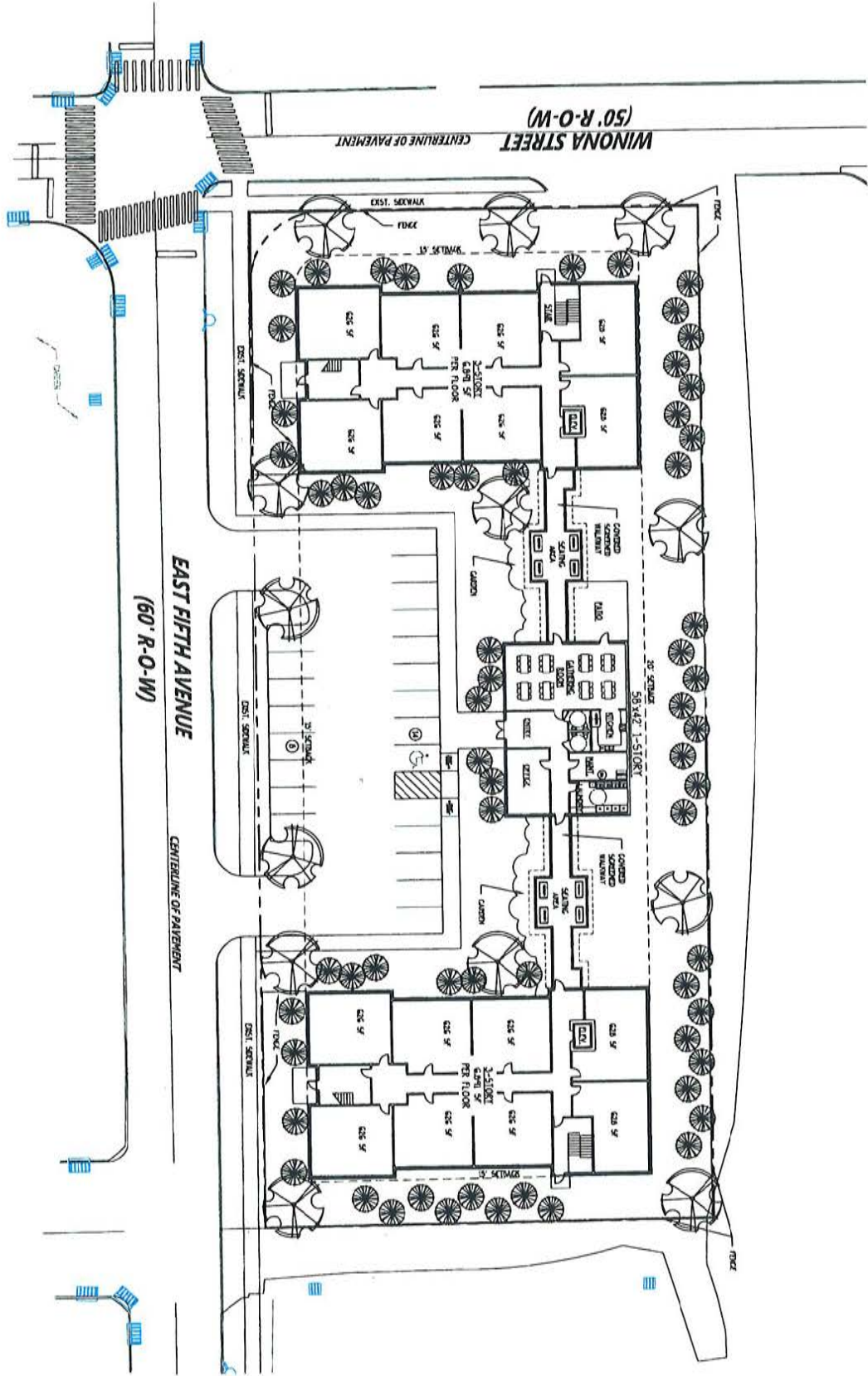
1501 E. Fifth Ave.

Knoxville - Knox County - KUB Geographic Information System



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1 SITE PLAN  
 20-13 06/25/17 7:26



**Volunteer Ministry Center**  
 611 North Broadway  
 Knoxville, TN

**SITE PLAN**

**ALLAN ASSOCIATES ARCHITECTS, PLLC**

6516 WALLWOOD ROAD

865 / 889-1302

KNOXVILLE, TENNESSEE 37912

DRWN. BY:	XXX
CHKD. BY:	XXX
APPR. BY:	XXX
DATE:	XX.XX.XXXX
REVISIONS	
XX	XXXXXXXXXX

CAD FILE: PLS01DWG

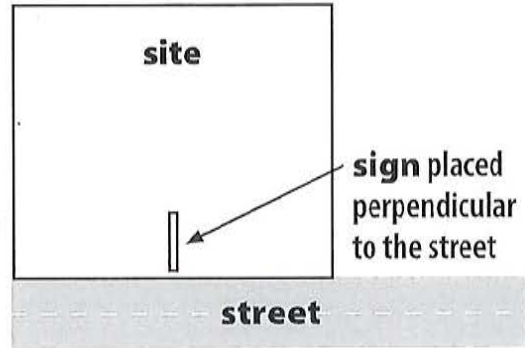
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

3/25/20 and 4/10/20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Prince W. Spangler*

Printed Name: PRINCE W. SPANGLER

Phone: 865-524-3926 Email: x225 bspangler@americanc.org

Date: 3/6/2020

File Number: 4-A-20-PD