SPECIAL USE REPORT

FILE #: 3-C-20-SU  AGENDA ITEM #: 31
AGENDA DATE: 3/12/2020

APPLICANT: CHRISTINE DUNCAN
OWNER(S): Christine Duncan / Richmond Orchard, LLC

TAX ID NUMBER: 94 H B 01501 094HA00602
JURISDICTION: City Council District 3
STREET ADDRESS: 2521 Orchard House Way & 0 Warrick Ave.
LOCATION: North side of Richmond Ave., west side of Warrick Ave.
APPX. SIZE OF TRACT: 3.88 acres
SECTOR PLAN: Central City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Richmond Ave., a local street with 18’ of pavement width within 40’ of right-of-way; and Buick St., a local street with 16’ of pavement width within 36’ of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

ZONING: RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development)
EXISTING LAND USE: Vacant & Dwellings
PROPOSED USE: 5 additional dwelling units for the Richmond Orchard development
HISTORY OF ZONING: These properties were rezoned from R-1A and I-3 to RP-1 < 4.2 du/ac in 2016 and 2019 (12-C-16-RZ & 10-A-19-RZ).
SURROUNDING LAND USE AND ZONING:
North: Residences, Vacant land / I-G (General Industrial) and RN-2 (Single-Family Residential Neighborhood)
South: Residences / RN-2 (Single-Family Residential Neighborhood)
East: Residences / RN-2 (Single-Family Residential Neighborhood)
West: Residences, Vacant land / RN-2 (Single-Family Residential Neighborhood) and OS (Parks and Open Space)
NEIGHBORHOOD CONTEXT: This property is in an area that is predominantly single-family residential on small lots of approximately 0.1 to 0.2 acres. There is a range of commercial uses fronting Western Avenue, which lies to the north.

STAFF RECOMMENDATION:
POSTPONE the request until the May 14, 2020 meeting as requested by the applicant.
The applicant is requesting a 60-day postponement to allow time to address comments from staff.
COMMENTS:
This proposal is to expand the Richmond Orchard development with 5 additional dwelling units, for a total of 16 units. In November 2019, a 1.14 acre site next to the original 2.74 acre development was rezoned from I-3 (General Industrial) to RP-1 (Planned Residential) up to 4.2 dwelling units per acre (du/ac). As of January 2020, the property is zoned RN-2 (Single Family Residential Neighborhood) / PD (Planned Development) / HP (Hillside Protection). However, because this property was rezoned to RP-1 before the end of 2019 and is an expansion of the existing Richmond Orchard development that was also zoned and approved under the RP-1 zone, this development will be reviewed under the previous RP-1 zoning.

This second phase of the development will have the same style of houses and low impact development techniques as the first phase.

ESTIMATED TRAFFIC IMPACT: 193 (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: 6 (public school children, grades K-12)
Schools affected by this proposal: West View Elementary, Bearden Middle, and West 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.

The Planning Commission'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 a Planning Commission decision in the City.
5 additional dwelling units for the Richmond Orchard development in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development)

Petitioner: Duncan, Christine

Map No: 94
Jurisdiction: City
60-day postponement request for 3-C-20-SU until the May 14, 2020, Planning Commission meeting.

-------- Forwarded message --------
From: Richard and Christine Duncan <randcduncan@gmail.com>
Date: Thu, Feb 27, 2020 at 6:21 PM
Subject: request to postpone 3-C-20-SU - Richmond Heights
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

This is our formal request that Knox Planning postpone our Use On Review application until the May 14 meeting.

We believe we will need 2 months and further communication with City Engineering in order to submit a revised application concerning Richmond Orchard's phase 2.

I will pay for this postponement by phone tomorrow.

Thank you for your able assistance,

Christine and Richard Duncan

POSTPONEMENT REQUEST: ____60____ DAYS

File #: ____3-C-20-SU____

Meeting Date: _____March 12, 2020____
DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant Name: Christine Duncan
Affiliation: Richmond Orchard LLC
Date Filed: 1/9/23
Meeting Date (if applicable): 3/12/23 @ 1:38 p.m.
File Numbers(s): 83-C-23-2567

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: Christine Duncan
Company: Richmond Orchard LLC
Address: 1009 Kensington Circle
City: Knoxville
State: TN
Zip: 37919
Phone: 865-556-2382
Email: randcduncan@gmail.com
Email: david.kerns@contractor, 865-556-2446

CURRENT PROPERTY INFO

Owner Name (if different): 2251 Orchard House Way
Owner Address: 8 Warrick Avenue, Knoxville, TN 37921
Owner Phone: 865-394-1442, 865-594-1541
Parcel ID: 294HAX66A2, 894HB09521

Property Address:
- 2251 Orchard House Way
- 8 Warrick Avenue, Knoxville, TN 37921
- 6 Richmond Ave, 6 Warrick Ave
General Location: 3rd
Jurisdiction (specify district above):
- City
- County
- Zoning District: RN-2

Planning Sector: Central City
Sector Plan Land Use Classification: TDR
Growth Policy Plan Designation: City

Existing Land Use: 234 Dwelling
Septic (Y/N): N
Sewer Provider: KUB
Water Provider: KUB
REQUEST

- Development Plan: Use on Review / Special Use
- Residential: Check
- Home Occupation (specify): Add 5 residences to existing 11 on 4.82 acres
- Other (specify):

SUBDIVISION

- Proposed Subdivision Name
- Parcel Change
  - Combine Parcels
  - Divide Parcel
  - Total Number of Lots Created:
- Other (specify):

ATTACHMENTS / ADDITIONAL REQUIREMENTS

- Zoning Change: N/A
  - Proposed Zoning
- Plan Amendment Change:
  - Proposed Plan Designation(s): Residential
  - Proposed Density (units/acre): H.A Dwell.
  - Previous Rezoning Requests
- Other (specify):

PLAT TYPE

- Staff Review
- Planning Commission

FEE 1: 1,200.00

ATTACHMENTS

- Property Owners / Option Holders
- Variance Request

FEE 2: 1,200.00

ADDITIONAL REQUIREMENTS

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

FEE 3: 1,200.00

TOTAL: 3,600.00

AUTHORIZATION

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

Christine Duncan

Applicant Signature: Christine Duncan

Please Print: 1-8-20

Phone Number: 843-656-2382

Email: randcduncan@gmail.com

Date: 1/9/20

Staff Signature: Please Print

Date: Please Print