

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 1-G-10-UR **Related File Number:**
Application Filed: 12/11/2009 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: Southeast side of E. Caldwell Ave., southwest side of Hancock St.
Other Parcel Info.:
Tax ID Number: 81 F M 007 **Jurisdiction:** City
Size of Tract: 13366 square feet
Accessibility: Access is via E. Caldwell Ave., a local street with a 30' pavement width within a 60' right-of-way and a paved alley off of Hancock St., a local street with a 25' pavement width within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Arson Investigation Facility
Surrounding Land Use:
Proposed Use: Municipal Building Expansion (Arson Investigation) **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The proposed arson investigation building expansion is an addition to a former fire station that was originally built in this detached residential neighborhood in the 1920's.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 336 E Caldwell Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the proposed office addition to the arson investigation facility for the City of Knoxville Fire Department subject to 3 conditions.

Staff Recomm. (Full):

- 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

With the conditions noted, this plan meets the requirements for approval of a Use on Review within the R-2 zone.

Comments:

The City of Knoxville Fire Department is proposing to add a 1664 square foot building addition to the existing arson investigation facility located at 336 E. Caldwell Ave. The existing building which houses the arson investigation unit was a former fire station that was originally built in this detached residential neighborhood in the 1920's. The building addition will provide additional office space. Parking for the facility includes 5 new spaces that will have access from the paved alley off of Hancock St.

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

- 1. The proposed office addition will have minimal impact on local services since all utilities are in place to serve this site.
- 2. This office addition will have minimal impact on the residential neighborhood since the arson investigation unit has been operating at this site and the property has always been used by the Knoxville Fire Department.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed office addition, with the recommended conditions, meets the standards for development within the R-2 (General Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed use 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Central City Sector Plan and One Year Plan identify this property as low density residential. The R-2 zoning district allows consideration of Municipal buildings and uses.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 1/14/2010

Details of Action:

Summary of Action:

APPROVE the development plan for the proposed office addition to the arson investigation facility for the City of Knoxville Fire Department subject to 3 conditions.

Date of Approval:

1/14/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: