

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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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File Number: 1-SD-09-C **Related File Number:**
Application Filed: 11/24/2008 **Date of Revision:**
Applicant: KINSEY PROBASCO HAYS

PROPERTY INFORMATION

General Location: East side of Eleventh St., north side of Clinch Ave.
Other Parcel Info.:
Tax ID Number: 94 L L 4.02 & 4.03 **Jurisdiction:** City
Size of Tract: 1.024 acres
Accessibility: Access is via Eleventh St. a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing Victorian houses
Surrounding Land Use: North: Parking lot / C-2 (Central Business District)
South: Worlds Fair Park / C-2 (Central Business District)
East: Fort Kid, Knoxville Museum of Art and Candy Factory Bldg / C-2 (Central Business District) & C-2 (Central Business District) / H-1 (Historic Overlay)
West: Hotel and mixed residential / R-3 (High Density Residential)
Proposed Use: Existing Victorian houses on individual lots and parking lot **Density:** NA
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: World's Fair Park, Lots 8R-2 & 8R-3 (Victorian Houses)

No. of Lots Proposed: 8 No. of Lots Approved: 8

Variances Requested: 1. Reduction of corner radii at intersection of Joint Permanent Easement and Eleventh St., from 75' to 0'.
2. Approval of a Joint Permanent Easement not meeting public street design standards.
3. Reduction of the standard utility and drainage easements to 0' along all property lines.

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 variances 1-3 because the site's topography and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Providing the required striping for the four parallel parking spaces on the Joint Permanent Easement (JPE) in front of Lots 8R-2R4 & 8R-2R5 and providing the no parking signs in the turnaround area at the end of the JPE.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easement and common area.
6. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

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

Comments: The applicant has submitted a concept plan for the proposed resubdivision of two lots within the World's Fair Park subdivision that includes the seven existing Victorian houses. The subdivision will create a lot for each of the existing Victorian houses with an eighth lot located at the northeast corner of the intersection of Clinch Ave. and Eleventh St. which will be a parking lot for the proposed lofts at the Candy Factory site.

The proposed lots which are zoned C-2 (Central Business District) have zero setback requirements along the side and rear lot lines and a 5' setback along the street frontage only for the first floor. There is no required on-site parking within the C-2 District. Four of the proposed lots will have frontage along a Joint Permanent Easement (JPE). Four parallel parking spaces will be provided along the JPE. The eastern end of the existing pavement for the JPE will include no parking signage to allow for a turnaround area so vehicles will not have to back out onto Eleventh St.

MPC Action: Approved

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action: APPROVE variances 1-3 because the site's topography and existing conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 1/8/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: