

# 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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**File Number:** 10-B-11-UR  
**Application Filed:** 8/26/2011  
**Applicant:** JASON STEPHENS

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side of Jonathan Ave., east side of Sam Houston St.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 A F 013 **Jurisdiction:** City  
**Size of Tract:** 6300 square feet  
**Accessibility:** Access is via Jonathan Ave. and Sam Houston St. local streets with a 16' pavement width within a 40' righ-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex **Density:** 13.8 du/ac  
**Sector Plan:** South City **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an older residential neighborhood that has developed under the R-1 (Low Density Residential) zoning. There are still several undeveloped lots in the area.

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

**Street:** Jonathan Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**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.): WITHDRAW as requested by the applicant.

Staff Recomm. (Full):

Comments: The applicant is requesting approval for a duplex on a corner lot at the intersection of Jonathan Ave. and Sam Houston St. in South Knoxville. The minimum lot size for a duplex is 15,000 square feet. The existing lot is approximately 6300 square feet.

Action: Denied (Withdrawn)

Meeting Date: 11/10/2011

Details of Action:

Summary of Action: WITHDRAW as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 10/13/2011

Date of Withdrawal: 11/10/2011

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: