

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-E-09-UR

Related File Number:

Application Filed: 8/25/2009

Date of Revision:

Applicant: WANIS RGHEBI

PROPERTY INFORMATION

General Location: South side of Grand Ave., west side of Thirteenth St.

Other Parcel Info.:

Tax ID Number: 94 L N 008 & 011

Jurisdiction: City

Size of Tract: 0.9 acres

Accessibility: Access is via Grand Av., a local street with a pavement width of 22' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Overflow Parking for an existing church

Density:

Sector Plan: Central City

Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located on the northern edge of the Fort Sanders neighborhood. The area is characterized by its mixture of residential and commercial uses.

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

Street: 1302 Grand Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for an overflow parking lot as shown on the development plan subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the R-2 district and the other criteria for approval of a use on review.

Comments: The applicants are proposing to construct an overflow parking lot on the property currently owned by the Knoxville Muslim Community. Since the proposed parking lot is not needed to meet their required number of parking spaces, it has been proposed to have a gravel surface. The City of Knoxville Engineering Dept. has stated that a gravel surface can be permitted. Paving of a portion of the lot may be required in order to prevent gravel from migrating from the site onto the public right-of-way. Additionally, the applicant may need to obtain variances from the Knoxville Board of Zoning Appeals from some of the design standards for a typical parking lot design. Since this is being constructed as overflow parking, staff will not object to the variances. The site is well suited for the proposed use. Access will be provided from Grand Av and an alley.

With the conditions noted, the request meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

Action: Approved Meeting Date: 10/8/2009

Details of Action: 1. Meeting all applicable requirements of the Knoxville Dept. of Engineering
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the R-2 district and the other criteria for approval of a use on review.

Summary of Action: APPROVE the request for an overflow parking lot as shown on the development plan subject to 2 conditions

Date of Approval: 10/8/2009 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: