

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-D-18-UR **Related File Number:**
Application Filed: 9/24/2018 **Date of Revision:**
Applicant: JMS INVESTMENTS / CITY LIGHTS LLC

PROPERTY INFORMATION

General Location: North side of Forest Ave, east side of Nineteenth St.
Other Parcel Info.:
Tax ID Number: 94 N C 027, 028 **Jurisdiction:** City
Size of Tract: 0.21 acres
Accessibility: Access is via Forest Ave., a local street with 27' of pavement width within 50' of right-of-way, or Nineteenth St., a local street with 26' of pavement width within 50' of right-of-way. This property is within the Fort Sanders (National Register) Historic District, however, it is not within the H-1 (Historic) or NC-1 (Neighborhood Conservation) overlay districts.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Renovate existing building for housing rented by the bedroom (10 bedrooms proposed) **Density:** 9.1 du/ac
Sector Plan: Central City **Sector Plan Designation:** MU-CC17
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in the Ft. Sanders area and is surrounded primarily by medium to high density residential uses, zoned R-2 and R-3. Ft. Sanders Hospital and other offices are also located in the area, zoned O-1 and O-2.

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

Street: 1833 Forest 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: Property rezoned from I-2 to R-2 with condition of UOR in August 2018 (7-F-18-RZ)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for 2 dwelling units in an existing building, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the sign regulations (Art. VIII. - Signs, Billboards, and Other Advertising Structures).
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Changes to the window style or total window area on each elevation shall be consistent with this approval or the existing condition of the building. Staff shall review and approve any revisions prior to obtaining building permits.

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

Comments:

This proposal is for two residential units within an existing two story office building. Each unit will include 4 bedrooms (8 bedrooms total). This proposal is being considered as a Use on Review because it is a condition of the recently approved R-2 zoning. The sector plan recommends Use on Review for basic zones, such as R-2, to ensure compatibility with the surrounding neighborhood.

The development will have 3 parking spaces located off the alley. The required parking for this development would be 7 parking spaces, however, the Board of Zoning Appeals approved two parking related variances because of the limited space available: 1) Reduce the parking requirement from 7 to 3, and 2) Decrease minimum aisle width for 60 degree parking from 18' down to 15'. The building currently has 10 parking spaces on the west (19th Street) side of the building, however, these are located within the right-of-way and cannot be retained. A sidewalk and lawn will replace the 10 parking spaces. The lawn area on the east side of the building is not large enough to create legal parking spaces without providing a driveway from Forest Ave. to the alley. Whenever possible, staff recommends against creating new driveway curb cuts along street frontages in pedestrian oriented neighborhoods such as Fort Sanders. In addition, this property has a steep slope near the front of the property that goes down to the rear. This makes creating a through driveway difficult and would drastically change the site.

The building renovation will include some exterior changes, including new windows and infilling existing doors that are no longer needed on the side and rear elevations, and replacement of the glass storefront and door on the front elevation with a new solid door and three one over one windows. The dwelling unit in the basement level of the building will include a new sliding glass door on the east side elevation that will exit onto a new walkway. A concrete patio will be located on the east side of the building where an existing lean-to shed will be removed.

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

1. The proposed development will have minimal impact on local services since utilities are in place to serve this development.
2. The proposal will have little impact on surrounding properties since it is a similar residential use as other developments in the area.
3. The parking demand generated by the development will most likely exceed the three on-site parking spaces. There is on-street parking in the area that can also be used, however, there is typically high

demand for on-street parking in the Fort Sanders neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential use meets all of the requirements of the R-2 (General Residential) district of the Knoxville Zoning Ordinance.
2. The proposed development 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. The scale of the development is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and Knoxville One Year Plan identify the property as a Mixed Use Special District (MU-CC17) and recommends office, high and medium density residential residential uses. The proposed use is consistent with the plan recommendations.
2. The site is located within the Urban Growth Area (Inside City Limits) on the Knoxville-Knox County/Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 11/8/2018

- Details of Action:**
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Summary of Action: APPROVE the Development Plan for 2 dwelling units in an existing building, subject to 4 conditions.

Date of Approval: 11/8/2018 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**