

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 2-A-16-UR
Application Filed: 12/18/2015
Applicant: DE'OSSIE DINGUS, SR.

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Martin Luther King Jr. Ave., southwest side of Castle St.
Other Parcel Info.:
Tax ID Number: 82 F L 006 **Jurisdiction:** City
Size of Tract: 7750 square feet
Accessibility: Access is via an alley from S. Castle St. S. Castle St. is classified as a minor collector street with a pavement width of 25' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: Office for non-profit community club **Density:**
Sector Plan: East City **Sector Plan Designation:** TDR (Traditional Neighborhood)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is surrounded by detached dwellings. Austin-East High School is located two blocks west and the Magnolia Ave. commercial strip is located two blocks north of this site.

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

Street: 3020 Martin Luther King Jr. 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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a non-profit community club to be located in the existing building as shown on the site plan subject to 2 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining any needed variances
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

Comments:

The applicant represents the Alliance House community organization. The site is located at the corner of Martin Luther King Ave. and S. Castle St. Both streets are classified as collector streets. The use of this residential structure for a non-residential use will not have a negative impact on the surrounding residences. The building contains approximately 1200 sq. ft. that will be divided into office space and a small meeting room. Access will be via an alley from S. Castle St. Parking for the facility will be provided to the rear of the building.

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

1. Public water and sewer utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the non-profit community club will meet the requirements 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 use 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the East City Sector Plan both designate the area for TDR (Traditional Neighborhood Residential) uses for the site.
2. The site is located within the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 2/11/2016

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining any needed variances
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

Summary of Action:

APPROVE the request for a non-profit community club to be located in the existing building as shown on the site plan subject to 2 conditions

Date of Approval:

2/11/2016

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: