

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-F-02-UR **Related File Number:**
Application Filed: 1/14/2002 **Date of Revision:**
Applicant: PUBLIC BUILDING AUTHORITY - BLAISE BURCH
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Western Ave., northwest side of Reynolds St.
Other Parcel Info.:
Tax ID Number: 94 G G 8 **Jurisdiction:** City
Size of Tract: 17.44 acres
Accessibility: Access is via Reynolds St., a local street with 40' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Community park and pool
Surrounding Land Use:
Proposed Use: Community room / charitable organization facility **Density:**
Sector Plan: Central City **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with residential uses and a park under R-2 zoning. A school and a Boys and Girls Club have been developed to the northeast.

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

Street: 1737 Reynolds St
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:

Surveyor:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a community room/charitable organization facility at this location, subject to 5 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Installing all proposed landscaping, as shown on the development plan, within six months of issuance of building permits for this project.
 4. Meeting all applicable requirements of the Knox County Health Department.
 5. Meeting all applicable requirements of the City of Knoxville Arborist.

With the conditions noted above, this request meets all the requirements for approval in the R-2 zoning district, as well as other criteria for approval of a use on review.

Comments: The Public Building Authority is proposing to build a facility to serve the CAC's Mobile Meals program. The building will contain a kitchen, a distribution / dining area, administrative offices and an outdoor plaza. The project will be located along the existing driveway aisle leading to the community pool. Both the pool and the new development will be accessed from Reynolds Street. The new facility has a service drive loop and canopy with 12 parking spaces connected to it. It also has a separate service drive on the side for deliveries. The site plan shows a significant amount of landscaping around the perimeter of the new building which will improve the aesthetic appeal of this building in the middle of a park setting. This new facility will be a valuable asset to this area and the City of Knoxville as a whole.

MPC Action: Approved MPC Meeting Date: 2/14/2002

- Details of MPC action:
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 3. Installing all proposed landscaping, as shown on the development plan, within six months of issuance of building permits for this project.
 4. Meeting all applicable requirements of the Knox County Health Department.
 5. Meeting all applicable requirements of the City of Knoxville Arborist.

Summary of MPC action: APPROVE the development plan for a community room/charitable organization facility at this location, subject to 5 conditions:

Date of MPC Approval: 2/14/2002 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: