

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-K-17-UR
Application Filed: 12/27/2016
Applicant: PATTON FUNERAL HOME

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Magnolia Ave, northeast N. Kyle St.
Other Parcel Info.:
Tax ID Number: 82 O N 003 **Jurisdiction:** City
Size of Tract: 25580 square feet
Accessibility: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and a center turning lane within 100' of right of way, or N. Kyle St., a local street with 15-16' of pavement width within 35' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Funeral home
Surrounding Land Use:
Proposed Use: Funeral home **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-CC5 (Magnolia Avenue)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of E. Magnolia Ave. is developed with a mix of commercial, office and institutional uses under C-3 zoning. To the south is a residential neighborhood with R-1 and R-2 zoning.

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

Street: 2104 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the use on review of an approximatel 1,000 square foot funeral home with 2 parlors, subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to the parking lot layout and dimensional standards.
3. Meeting any relevant requirements of the Knox County Health Department.
4. Meeting the requirements of the Knoxville Tree Protection Ordinance and installation of landscaping within six months of the issuance of an occupancy permit for this project.
5. Meeting the requirements of the Knoxville Plans Review and Inspections Division and obtain the necessary permit approvals for the garage on the southwest portion of the property.

With the conditions noted, the proposed funeral home the requirements for approval of a use on review in the C-3 District.

Comments:

The applicant has stated that the services anticipated at this funeral home will be family viewings, prearrangements of funeral services, and casket selection. There will be two small viewing parlors with each having a seating capacity of 10 seats. Funeral homes are allowed to have crematoriums if they meet certain standards, however, this is not proposed for this site and the use would otherwise not be allowed because it could not meet the supplemental regulations of the zoning ordinance. One such standard is that the smokestack of the facility must be located no less than 500 feet from the nearest property line of an existing school, park, day care center or residence. This site is very small and the adjacent properties to the rear (south) are residential and well within 500 feet from any point on the subject property.

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

1. The proposed funeral home will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed funeral home will have minimal impact on traffic since the facility is located along a major arterial street (Magnolia Avenue) and does not have access to the adjacent neighborhood street (Kyle Street).
3. The proposed funeral home will not be allowed to have a crematorium because of its proximity to residential uses.

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

1. The proposed funeral home meets all of the requirements of the Knoxville Zoning Ordinance with the recommended conditions.
2. The proposed funeral home 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 neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw traffic through residential areas since it is located on a major arterial street and does not have direct access to the adjacent local street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan and the Central City Sector Plan propose a mix of commercial, office and residential uses for this site. The proposed funeral home is consistent with the One Year Plan and Sector Plan.
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: 2/9/2017

Details of Action:

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2. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to the parking lot layout and dimensional standards.
3. Meeting any relevant requirements of the Knox County Health Department.
4. Meeting the requirements of the Knoxville Tree Protection Ordinance and installation of landscaping within six months of the issuance of an occupancy permit for this project.
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Summary of Action:

APPROVE the use on review of an approximatel 1,000 square foot funeral home with 2 parlors, subject to 5 conditions.

Date of Approval:

2/9/2017

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: