

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-A-17-UR **Related File Number:**
Application Filed: 1/9/2017 **Date of Revision:**
Applicant: USA COMPOUND INC.

PROPERTY INFORMATION

General Location: Northwest side E. Magnolia Ave., northeast of N. Olive St.
Other Parcel Info.:
Tax ID Number: 82 O D 022 **Jurisdiction:** City
Size of Tract: 17500 square feet
Accessibility: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and 52' of pavement width with 100' of right-of-way. Magnolia Avenue also has a KAT route.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building
Surrounding Land Use:
Proposed Use: Multi-dwelling structure with 8 units. **Density:** 20 du/ac
Sector Plan: Central City **Sector Plan Designation:** MU-CC5 (Magnolia Avenue)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along E. Magnolia Ave., which is developed with primarily commercial uses under C-3 zoning.

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

Street: 2321 E Magnolia Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1(k) (Planned Residential) < 24 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In December 2016 the property was rezoned to RP-1 (k) <24 du/ac. The condition is that the sign in the front yard be removed.

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.):

POSTPONE the Development Plan for the 8-unit multi-dwelling structure until the May 11, 2017 MPC meeting as recommended by staff. (Applicant is requesting approval)

Staff Recomm. (Full):

Staff is recommending postponement because revised front elevations have not been submitted for review by staff as of the publishing of the staff report.

Comments:

This proposal is to convert and renovate an existing 5,787 square foot building into 8 dwelling units, including studio, 2, 3, and 4 bedroom units. The building was originally two separate houses that were combined and a front addition added to create office space for a bank. The RP-1 zone has a 25-foot peripheral setback that applies to all exterior lots lines for the boundary of the development. The setback applies to all new structures or additions to structures.

The plan shows three large trees added to the front yard and one large tree added the rear parking lot. Shrubs will be added along the base of the front façade. The parking lot will be screened on three sides with a 6' tall wood privacy fence that is a combination of existing and new fencing. The garbage bins will be located in the northwest corner of the parking lot and will be screen by the same 6' wood privacy fencing. The parking lot will retain the majority of the existing parking stalls that will be striped exactly as they have been previously. The parking lot has a one-way driveway which cars enter the east side of the property from Magnolia Avenue and exit on the west side of the property back to Magnolia Avenue. The parking lot is not anticipated to be accessible from the alley, but could if a portion of the rear fence is removed. The driveway on the east side of lot is shared with the property to the east.

The front elevation of the structure has been modified to provide residential character consistent with the neighborhood. A covered entrance/porch has been added to the main entrance on the front elevation, along with four sets of double hung windows on the first and second floors. Hardi board trim is also proposed on the second floor to add architectural detail and break up the existing long, flat horizontal façade.

Action:

Approved

Meeting Date: 4/13/2017

Details of Action:

Summary of Action:

Approve the Development Plan for the 8-unit multi-dwelling structure.

Date of Approval:

4/13/2017

Date of Denial:

Postponements: 3/9/2017

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: