

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-B-23-SU Related File Number:
Application Filed: 1/24/2023 Date of Revision:
Applicant: JOSHUA HENSON

PROPERTY INFORMATION

General Location: South side of Clinch Ave, south of Eighteenth Street
Other Parcel Info.:
Tax ID Number: 94 N J 010 Jurisdiction: City
Size of Tract: 12285 square feet
Accessibility: Access is via Clinch Avenue, a minor collector street with a 23-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multifamily Residential
Surrounding Land Use:
Proposed Use: Independent living facility Density:
Sector Plan: Central City Sector Plan Designation: MU-SD (Mixed Use Special District)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The area is comprised of multi-family residential development within historic houses and new construction buildings, with nearby institutional and commercial development.

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

Street: 1800 CLINCH AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O (Office)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)
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:

Lindsay Crockett

Staff Recomm. (Abbr.):

Approve the request for an independent living facility in the O zoning district, subject to 2 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of an independent living facility in the O district.

Comments:

The applicant is requesting approval of an independent living facility (a residential development with common areas for meals and socializing), which are subject to the dimensional and design standards for multi-family dwellings in the district in which they are located. The structure is within the Fort Sanders Neighborhood Conservation (NC) overlay, and proposed exterior alterations were approved by the Historic Zoning Commission on February 16, 2023 (1-D-23-HZ). Additional right-of-way sidewalk improvements and driveway improvements may be required, which will be evaluated during permitting.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The Sector Plan and One Year designation for this parcel is MU-SD (Mixed-Use, Special District), specifically, MU-CC18 in the Fort Sanders neighborhood. The proposed independent living facility meets the recommended uses within the Central City Sector Plan designation as a "mix of residential uses" with "design and scale" "complimentary to the surrounding neighborhood," including Medium Density Residential.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The O (Office) zone is intended to provide for an environment of low-density office and service uses, mixed with residential uses, and additional serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
B. The proposed use will occur within an existing structure with no modifications to setbacks. The property meets the minimum lot area for the Office district. Design standards in the O district only apply to new construction and additions; the proposed use will not increase any design elements which do not conform with the code.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding neighborhood features a variety of medium-density rental accommodations within existing historic houses, higher-density multi-family buildings, and office and institutional uses. Most of the other structures on the block (also zoned Office) are used for similar residential arrangements.
B. The proposed use will not involve modifications to the footprint of the existing house, which is compatible with the size and character of the block and surrounding neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed independent living facility will accommodate residential density compatible with the density of the surrounding neighborhood.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use is similar to the existing use on the property and will draw similar traffic as any

other residential use in the area.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIORNMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 3/9/2023

Details of Action:

Summary of Action: Approve the request for an independent living facility in the O zoning district, subject to 2 conditions.

Date of Approval: 3/9/2023 **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:**