

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 4-I-19-UR **Related File Number:**
Application Filed: 2/25/2019 **Date of Revision:**
Applicant: ISAAC PANNELL / REAGAN DESIGN & CONSTRUCTION

PROPERTY INFORMATION

General Location: Corner of North Central Street, Bearden Place & Stewart Street
Other Parcel Info.:
Tax ID Number: 81 M U 009 **Jurisdiction:** City
Size of Tract: 2821 square feet
Accessibility: Access is via N. Central St., a minor arterial street with 2 lanes and 28' of pavement width within 76' of right-of-way; Bearden Pl., a local street with 28' of pavement width within 34' of right-of-way, and Stewart St., a named alley with 18' of pavement width within 18' of right-of-way. The site is also serviced by KAT transit routes and Central St. has bike lanes.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: 2 residential units on 2nd Floor in C-3 zone **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD/ MU-CC2
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of N. Central St. is developed with various businesses and houses under the C-3 zone and condos in the O-2 zone.

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

Street: 902 N Central St
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:

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 Use on Review until the May 9, 2019 meeting as recommended by Staff. (Applicant is requesting approval)

Staff Recomm. (Full):

Staff is recommending postponement for one month so the applicant to provide additional details regarding the off-site parking that is proposed. The applicant has provided potential locations of leased parking with preliminary agreements with property owners but there is not enough information provided to determine if the parking spaces will meet the requirements of the zoning ordinance for off-site parking (Article 5, Section 7.F). The property owner applied for a parking variance in 2018 for residential units on the second floor because the property has no space for parking but was denied by the Board of Zoning Appeals. The only other option for meeting the minimum parking requirement for the residential units is to lease parking spaces on a property that is within 500'.

Comments:

Action:

Approved

Meeting Date: 4/11/2019

Details of Action:

1) Meeting the parking requirements of the City of Knoxville Zoning Ordinance.

Summary of Action:

APPROVE the Development Plan for 2 residential units on the second story of the existing building subject to 1 condition.

Date of Approval:

4/11/2019

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: