

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 6-B-26-SU **Related File Number:**
Application Filed: 4/27/2026 **Date of Revision:**
Applicant: MICHAEL SEEMER

PROPERTY INFORMATION

General Location: South side of Yarnell Ave, west side of Atchley St
Other Parcel Info.:
Tax ID Number: 109 A F 005, 006, 018 **Jurisdiction:** City
Size of Tract: 0.71 acres
Accessibility: Access is via Yarnell Avenue, a local street with a pavement width which varies between 16.5 ft and 22.5 ft within a right-of-way which varies between 36 ft and 39 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land (Church)
Surrounding Land Use:
Proposed Use: Neighborhood Nonresidential Reuse (Office) **Density:**
Planning Sector: South City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of single-family dwellings on small lots interspersed with multi-family dwellings. Commercial and quasi-public uses are concentrated along Sevier Avenue approximately 0.25 miles to the north, with the exception of a commercial warehousing and office operation which sits along the former railroad right-of-way.

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

Street: 510 YARNELL AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This property was part of a larger rezoning in 2000 from R-2 (General Residential) to R-1 (Single Family Residential) (8-R-00-RZ).

PLAN INFORMATION (where applicable)

classification is primarily intended for residential development. However, compatible, lower-intensity nonresidential uses may be considered in this area, provided they are permitted by the zoning district. C. The South Waterfront Vision Plan (2006) acknowledges the nonresidential use of this property, and the proposed reuse has no conflicts with the plan.

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

- A. The RN-2 district intends to accommodate low density single-family residential development and permits a limited range of nonresidential uses that are compatible with the character of the district. As mentioned above, office uses can be permitted as neighborhood nonresidential reuse via special use approval.
- B. The proposed use is consistent with the Principal Use Standards (9.3.V) and must operate within the applicable restrictions. For example, all business and storage uses must be located within the structure, and signs shall be limited to one monument sign and one attached sign (wall or projecting) on each street-facing façade. Any change of an approved use to another nonresidential use would require a new special use approval.
- C. The Principal Use Standards state that no off-street parking is required, but existing parking must be maintained. The applicant proposes to remove two existing parking spaces at each end of the front parking area to provide safer access to Yarnell Avenue, as required by the Engineering Department.
- D. Article 12.8 requires a 10-ft Class A landscape buffer for nonresidential uses located within a residential district. This shall be reviewed by the Plans Review and Inspections Department during the permitting process.

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 one-story church structure has existed at this location since the 1980s. The proposed conversion into small-scale office suites is intended for individual professionals and small businesses, and they will primarily serve the surrounding Old Sevier community. This use is compatible with the surrounding residential context.

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 required Type A landscape buffer will provide a visual separation between these different land uses. The development is required to comply with Articles 10.2 (Exterior Lighting), 10.5 (Environmental Performance Standards), and 13 (Signs), which regulate light, noise, sign illumination, and other impacts.

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 not anticipated to draw substantial additional traffic into this residential area. For comparison, the estimated average daily vehicle trips for a 3,150-sq-ft small office building are 45, and for a similar-sized church, they are 21 and 99 on weekdays and Sundays, respectively.
- B. The parking area will largely function in a similar capacity to the previous church that operated in this building for many years. Four bike parking spaces are proposed to accommodate nearby users.

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 ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no aspects of the property or the surrounding context that pose a risk to the requested office use.

Action: Approved with Conditions **Meeting Date:** 6/11/2026

Details of Action:

Summary of Action: Approve the requested neighborhood nonresidential reuse of a church for office spaces, subject to 5 conditions.

Date of Approval: 6/11/2026 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: