

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 special exception request for 1 residential dwelling unit in the existing building, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Meeting all requirements of the Tennessee Department of Transportation.

With the conditions noted, this plan meets the requirements for approval of a 'special exception' for residential uses in the C-3 district and the other criteria for approval of a use-on-review.

Comments:

This proposal is for one residential unit within an existing two story building. The dwelling will include 3 bedrooms and will have a driveway with 2 parking spaces to the rear of the building with access from W. Blount Ave. This building was originally constructed as a commercial building and was later renovated for residential use without permits. This proposal is requesting to make the current residential use legal within the C-3 zone.

The asphalt parking area in the front yard will be removed and replaced with a new lawn and landscaping. There is an existing one story building that will be demolished that is attached to the two story building. The one story building is mainly below the Martin Mill Pike street grade and the front wall of this building will be used as a retaining wall. A new sidewalk and curb will be installed along the Martin Mill Pike frontage that must be a minimum of 5' wide with a 2' planting strip, or 7' wide from the back of curb. The improvements within the Martin Mill Pike right-of-way will require TDOT approval. The asphalt along the W. Blount Ave. frontage will also be removed and replaced with lawn

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

1. The proposed development will have minimal impact on local services since utilities are in place to serve this development.
2. The proposal will have little impact on surrounding properties since it is on a commercial street and there is a creek that separates it from the residential properties to the rear.
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed multi-family residential structure meets all of the requirements of the C-3 (General Commercial) district of the Knoxville Zoning Ordinance.
2. The proposed development 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 scale of the development is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan and Knoxville One Year Plan identify the property as a Mixed Use

Special District (MU-SC4) and recommends higher intensity development that is compatible with the South Waterfront design standards. The development plan proposes removing the parking and asphalt in front of the building and placing the parking to the rear of the building, which is compatible with the South Waterfront design standards.
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:** 6/14/2018

Details of Action:

Summary of Action: APPROVE the special exception request for 1 residential dwelling unit in the existing building, subject to 4 conditions.

Date of Approval: 6/14/2018 **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:**