

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-A-19-UR                      Related File Number:  
Application Filed: 5/6/2019                  Date of Revision:  
Applicant: JBCH PROPERTIES

## PROPERTY INFORMATION

**General Location:** South side of Colonial Circle, East of intersection of Colonial Circle and Oak Road, East of Montbell Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 58 C D 002                      **Jurisdiction:** City  
**Size of Tract:** 18000 square feet  
**Accessibility:** Access is via Colonial Circle, a local street with an 18' pavement width within a 30' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Duplex    **Density:** 5 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in an established residential neighborhood on the west side of N Broadway in Fountain City.

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

**Street:** 5506 Colonial Cir  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## 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:

Tom Brechko

Staff Recomm. (Abbr.):

DENY the use on review request for a duplex.

Staff Recomm. (Full):

In early October prior to the Planning Commission's October 10, 2019 meeting, staff had discussed with the applicant the status of the use on review application for the proposed duplex. At that time, the applicant had indicated that he was not going to move forward with the request and we had discussed withdrawing the application. Since we did not receive a written request to withdraw the use on review application at that time, the Planning Commission postponed action on the request until the November 14, 2019 meeting.

Staff has emailed the applicant again regarding his intent to withdraw the application, and he was informed that if he did not respond back by 4:30 pm on Tuesday, November 5, 2019, Planning staff would be recommending denial of the application to the Planning Commission for their November 14, 2019 meeting. Since we have not received a request for withdrawal, staff is recommending the denial.

Comments:

The applicant is proposing to build a duplex on this 18,000 square foot lot that is located on the south side of Colonial Circle just east of Fountain City Elementary School.

Action:

Denied

Meeting Date: 11/14/2019

Details of Action:

Summary of Action:

DENY the use on review request for a duplex.

Date of Approval:

Date of Denial: 11/14/2019

Postponements: 7/11/2019 -  
10/10/2019

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: