



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.):                      Approve the request for a social service center with approximately 18,750 sqft of floor area at 530 W. Fifth Avenue, subject to 4 conditions.

Staff Recomm. (Full):                      1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 5, Section 5.5.C. (Design Standards) for the DK-E (Downtown Edge) zone and Article 13 (Signs).  
2. Meeting the requirements of the Tree Protection Ordinance (Chapter 14, Article II) of the City of Knoxville Code of Ordinances.  
3. Obtaining all necessary zoning variances from the City of Knoxville Board of Zoning Appeals.  
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted above, this request meets the requirements of the DK-E zone and the criteria for approval of a special use.

Comments:                                      This proposal is for the renovation of the existing structure for the Metro Drug Coalition that provides substance abuse prevention education, harm reduction programs, and recovery support services. This use is classified as a social service center which was recently added as a special use in the DK-E zoning district. The proposal meets all the requirements of the DK-E zone and will not adversely impact nearby properties.

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

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the One Year Plan, and by the following general standards:

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
  - A. The MU-CC1 (Mixed Use Special District, Broadway-Central-Emory Place Small Area Plan) land use classification of the Central City Sector Plan and the City's One Year Plan supports the current DK-E (Downtown Edge) Zoning District, which allows consideration of Regional Mixed Use Center (MU-RC), Urban Corridor Mixed Use (MU-UC), Office (O), Medium Density Residential (MDR), and Traditional Neighborhood Residential (TDR) uses.
  - B. The proposed social service center use is consistent with those plans.
  
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
  - A. The DK-E (Downtown Edge) Zoning District is intended to address areas of transition between the higher intensity environment of the Downtown and adjacent smaller-scale mixed-use areas. The DK-E Subdistrict facilitates mixed-use development with standards that focus on compatibility with adjacent development.
  - B. The proposed social service center is compatible with the surrounding uses that include other social service centers and homeless shelters.
  
- 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. This one-story structure will be reduced in size because portion of the rear of the building will be removed. Otherwise, the building will not change in footprint or height.
  - B. The nearby structures have a similar scale.
  
- 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 use is compatible with the nearby social service centers and homeless shelters.

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

A. The property is located in a commercial section of 5th Avenue that is classified as a major collector street.

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 known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

**Action:** Approved

**Meeting Date:** 7/8/2021

**Details of Action:**

**Summary of Action:** Approve the request for a social service center with approximately 18,750 sqft of floor area at 530 W. Fifth Avenue, subject to 4 conditions.

**Date of Approval:** 7/8/2021

**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:**