CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 5/23/2019 **Date of Revision:**

Applicant: MBI COMPANIES



PROPERTY INFORMATION

General Location: North side of Vine Avenue, North of Locust Street terminus

Other Parcel Info.:

Tax ID Number: 94 E J 03201 **Jurisdiction:** City

Size of Tract: 0.5 acres

Accessibility: Access is via W. Vine Ave., a local street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Under construction

Surrounding Land Use: This site is part of Downtown Knoxville in an area developed with commercial, institutional and

residential uses within C-2, I-3, RP-3 and O-2 zones in the D-1 overlay.

Proposed Use: Attached residential Density: 14 du/ac

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: 519 W Vine Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District) & D-1 (Downtown Design Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Vine City House PUD

No. of Lots Proposed: 7 No. of Lots Approved: 7

Variances Requested: N/A

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 Concept Plan for 7 attached residential units on individual lots, subject to 4 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health

Department

Department.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Prior to certification of the final plat for the subdivision, establishing a property owners association

that will be responsible for maintenance of the common area.

4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: This proposal is to create individual lots for the 7 townhouses that are currently under construction. The

development was permitted as a condominium with all the units on the same lot. A common area wraps around the sides and rear of the townhouses, which includes a one-way driveway for access to the rear entry garages. In 2015, the development was reviewed and approved by the Downtown Design Review Board (7-D-15-DT) and obtained subdivision variances to reduce the utility and drainage easement to 0' along all property lines and to reduce the minimum right-of-way dedication of

W. Vine Ave. to 20' from the centerline.

The City of Knoxville Department of Engineering must approve a waiver to the utility and drainage easements on the new lots being created before approval of the final plat. There is no indication at this time that this will be an issue since the C-2 zone has a 0' side and rear setback, and the front setback

is 5' on the ground floor only and the buildings are setback no less than 7.2'.

Action: Approved Meeting Date: 7/11/2019

Details of Action:

Summary of Action: APPROVE the Concept Plan for 7 attached residential units on individual lots, subject to 4 conditions.

Date of Approval: 7/11/2019 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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