CASE SUMMARY APPLICATION TYPE: USE ON REVIEW METROPOLITAN PLANNING COMMISSION <u>te</u>n nessee File Number: 8-C-10-UR **Related File Number:** Suite 403 • City County Building 400 Main Street **Application Filed:** 6/28/2010 Date of Revision: Knoxville, Tennessee 37902 865•215•2500 KCDC & PARTNERS DEVELOPMENT Applicant: FAX•215•2068 www•knoxmpc•org PROPERTY INFORMATION

General Location:	Northwest side of Selma Ave., southwest side of S. Chestnut St.		
Other Parcel Info.:			
Tax ID Number:	82 N Q 018, 019 & 020	Jurisdiction:	City
Size of Tract:	16875 square feet		
Accessibility:	Access is via S. Chestnut St., a collector street with a pavement width of 32' within a 50' wide right-of- way		

GENERAL LAND U	ISE INFORMATION	
Eviating Land Llass	Vecent let	

Existing Land Use.	Vacantilot		
Surrounding Land Use:			
Proposed Use:	Duplexes		Density:
Sector Plan:	East City	Sector Plan Designation: LDR	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	Development in the area primarily consists of detached dwellings. Other uses in the area consist of a church and a small public park. Zoning in the area consists of R-1 residential and OS-1 open space.		

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)		
Street:	2453 Selma Ave	

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

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.:

	MF	PC ACTION AND DISP	OSITION	
Planner In Charge:	Dan Kelly			
Staff Recomm. (Abbr.):	APPROVE the re	quest for the two duplexes as	shown on the development plan sub	ject to 5 conditions
Staff Recomm. (Full):	 Install all lands occupancy permit Connection to Health Dept. Meeting all ap 	t for this project. sanitary sewer and meeting al plicable requirements of the Ki	nent plan within six months of the is I other applicable requirements of th	e Knox County
		ns noted, this plan meets the re al of a use-on-review	equirements for approval in the R-1 o	listrict and the other
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE		PROPERTY AND	
	serve this site.	duplexes will have minimal im use is compatible with the oth	pact on local services since all utilitie er uses found in the area.	es are in place to
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE		VILLE ZONING	
	 With the variances having been granted by the Knoxville Board of Zoning Appeals, the proposed duplexes meet the standards for development within the R-1 (Low Density Residential) district and all other requirements of the Zoning Ordinances. The proposed use is consistent with the general standards for uses permitted on review: It 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 use 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 additional traffic through residential areas. 			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Knoxville One Year Plan and the East City Sector Plan propose low density residential uses for this area. Because of the proximity of thses sites to a collector street, the proposed duplexes conform to the locational policies of the plan for the proposed use.			
Action:	Approved		Meeting Date:	8/12/2010
Details of Action:				
Summary of Action:	APPROVE the request for the two duplexes as shown on the development plan subject to 5 conditions			
Date of Approval:	8/12/2010	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publi	cation?: 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: