

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE • KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-E-10-UR                      **Related File Number:**  
**Application Filed:** 6/28/2010              **Date of Revision:**  
**Applicant:** KCDC & PARTNERS DEVELOPMENT

## PROPERTY INFORMATION

**General Location:** Southeast side of Selma Ave., Southwest side of S. Chestnut St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N P 010, 011, 012, 013 & 014                      **Jurisdiction:** City  
**Size of Tract:** 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 USE INFORMATION

**Existing Land Use:** Vacant  
**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:** 2454 Selma Ave  
**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:** A use on review for a community center and parking lot for an adjoining church was approved in 2009

## 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.:

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for the two duplexes as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Installing all landscaping shown on the development plan within six months of the issuance of an occupancy permit for this project.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Resubdivision of the parcels that make up this site via the subdivision process before obtaining a building permit

With the conditions noted, this plan meets the requirements for approval in the R-1 district and the other criteria for approval of a use-on-review

Comments:

The applican's are in the process of redeveloping a number of lots in the area. Approval of this request will permit the construction two duplexes.  
At last month's MPC meeting two other duplexes were approved on adjoining property.

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

1. The proposed duplexes will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed use is compatible with the other uses found in the area.

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

1. 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.
2. 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 these sites to a collector street, the proposed duplexes conform to the locational policies of the plan for the proposed use.

Action:

Approved

Meeting Date: 9/9/2010

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Installing all landscaping shown on the development plan within six months of the issuance of an occupancy permit for this project.
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Resubdivision of the parcels that make up this site via the subdivision process before obtaining a building permit

With the conditions noted, this plan meets the requirements for approval in the R-1 district and the other criteria for approval of a use-on-review

**Summary of Action:**

APPROVE the request for the two duplexes as shown on the development plan subject to 5 conditions

**Date of Approval:**

9/9/2010

**Date of Denial:**

**Postponements:** 8/12/2010

**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:**