

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 8-F-19-UR **Related File Number:**
Application Filed: 6/24/2019 **Date of Revision:**
Applicant: ANDREW & CAITLIN SEIDLER

PROPERTY INFORMATION

General Location: Southeast side of Third Avenue, southwest side Luttrell Street
Other Parcel Info.:
Tax ID Number: 94 D J 004 **Jurisdiction:** City
Size of Tract: 5200 square feet
Accessibility: Access is via Luttrell St, a local street with 38' of pavement width within 54' of right of way, and Third Ave, a local street with 36' of pavement width within 62' of right of way

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Single family dwelling **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Luttrell St. from Third Ave. to E. Fourth Ave. is developed with a mix of office, commercial and residential uses under C-3/H-1 and R-1A/H-1 zoning.

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

Street: 629 Luttrell St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) & H-1 (Historic Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None

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:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the special exception request for 1 residential dwelling unit in the existing structure at 629 Luttrell Street, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Historic Zoning Commission.

With the conditions noted, this plan meets the requirements for approval of a 'special exception' for residential uses in the C-3 district and the other criteria for approval of a use-on-review.

Comments:

This proposal is for one residential unit within an existing house that is zoned C-3. The Historic Zoning Commission has reviewed and approved the exterior modifications to the house (see the HZC Staff Report and Minutes attached). This proposal is requesting to make the current residential use legal within the C-3 zone and allow the expansion of the house.

The parking for the residence is located off the alley. During permitting, the owner may need to modify the proposed fence at the rear of the property if it is determined to significantly block visibility of the driver when backing up into the alley. Since the fence is not a requirement of the zoning or use, if necessary, the fence can be modified without requiring additional review by the Planning Commission.

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

1. The proposed development will have minimal impact on local services.
2. The proposal will have little impact on surrounding properties since it is currently used as a residence.
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed residence meets all of the requirements of the C-3 (General Commercial) district of the Knoxville Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development 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 scale of the development 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 substantial additional traffic through residential. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and Knoxville One Year Plan identify the property as Traditional Neighborhood Residential (TDR) which recommends attached and detached residential uses. The use of the existing house as a residence is in conformance with the plans and consistent with the surrounding uses.
2. The site is located within the Urban Growth Area (Inside City Limits) on the Knoxville-Knox CountyFarragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 8/8/2019

Details of Action:

Summary of Action: APPROVE the special exception request for 1 residential dwelling unit in the existing structure at 629 Luttrell Street, subject to 3 conditions.

Date of Approval: 8/8/2019

Date of Denial:

Postponements:

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: