# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 9-N-02-UR Related File Number:

Application Filed: 8/12/2002 Date of Revision:

Applicant: HOME FEDERAL BANK

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

## **PROPERTY INFORMATION**

General Location: Southeast side E. Magnolia Ave., northeast of Spruce St.

Other Parcel Info.:

Tax ID Number: 82 J M 4 Jurisdiction: City

Size of Tract: 0.28 acre

Accessibility: Access is via E. Magnolia Ave., a major arterial street with 4 lanes and a center turn lane within 100' of

right of way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Residential structure

**Surrounding Land Use:** 

Proposed Use: Four two-bedroom apartment units Density:

Sector Plan: Central City Sector Plan Designation: Commercial

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

**Neighborhood Context:** Office and residential uses are located on the north side of E. Magnolia Ave. from the site under O-1

zoning. Commercial and residential uses are located on the south side of the street under C-3 zoning,

with residential uses to the rear, zoned R-2.

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

Street: 2414 E Magnolia Ave

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) - pending

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: MPC approved O-1 zoning for this property at the August 8, 2002 meeting (8-P-02-RZ). It is scheduled

to be heard by City Council on September 3 and 17 of 2002.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

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: Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE the development plan for four two-bedroom units, subject to 7 conditions:

Staff Recomm. (Full):

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

- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Meeting all applicable requirements of the Knox County Health Department.
- 4. Meeting all applicable requirements of the City of Knoxville Arborist.
- 5. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the renovation of the house.
- 6. The pending rezoning request to O-1 must be approved by City Council.
- 7. Adherence to the description of the proposed improvements described in the attached August 29, 2002 letter.

With the conditions noted above, this request meets all requirements of the O-1 zone, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to convert and renovate an existing 4,213 square foot residential structure to be used for four two-bedroom units. The proposal includes the addition of 8 parking spaces to the rear of the structure. The plans show rows of new evergreen trees to screen the parking area from adjacent properties to the south and east. To the west, there are existing trees that will remain and be protected during construction. The property is accessed only from E. Magnolia Ave., so no additional traffic will be added to the alley behind the property. With the landscape screening and limited access, the project should have minimal impact on adjacent properties.

MPC Action: Approved MPC Meeting Date: 9/12/2002

**Details of MPC action:**1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. Meeting all applicable requirements of the Knox County Health Department.
- 4. Meeting all applicable requirements of the City of Knoxville Arborist.
- 5. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for the renovation of the house.
- 6. The pending rezoning request to O-1 must be approved by City Council.
- 7. Adherence to the description of the proposed improvements described in the attached August 29,

2002 letter.

Summary of MPC action: APPROVE the development plan for four two-bedroom units, subject to 7 conditions:

Date of MPC Approval: 9/12/2002 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:

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If "Other":	If "Other":
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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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