

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 2-A-16-UR

AGENDA ITEM #: 39

AGENDA DATE: 2/11/2016

▶ **APPLICANT:** DE'OSSIE DINGUS, SR.

OWNER(S): De'ossie Dingus, Sr.

TAX ID NUMBER: 82 F L 006

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 3020 Martin Luther King Jr. Ave

▶ **LOCATION:** **South side of Martin Luther King Jr. Ave., southwest side of Castle St.**

▶ **APPX. SIZE OF TRACT:** **7750 square feet**

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via an alley from S. Castle St. S. Castle St. is classified as a minor collector street with a pavement width of 25' within a 50' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **ZONING:** **R-1 (Low Density Residential)**

▶ **EXISTING LAND USE:** **Detached dwelling**

▶ **PROPOSED USE:** **Office for non-profit community club**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached residential / R-2 residential

South: Detached residential / R-1 residential

East: Detached residential / R-1 residential

West: Detached residential / R-1 residential

NEIGHBORHOOD CONTEXT: The site is surrounded by detached dwellings. Austin-East High School is located two blocks west and the Magnolia Ave. commercial strip is located two blocks north of this site.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a non-profit community club to be located in the existing building as shown on the site plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining any needed variances
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

COMMENTS:

The applicant represents the Alliance House community organization. The site is located at the corner of Martin Luther King Ave. and S. Castle St. Both streets are classified as collector streets. The use of this

residential structure for a non-residential use will not have a negative impact on the surrounding residences. The building contains approximately 1200 sq. ft. that will be divided into office space and a small meeting room. Access will be via an alley from S. Castle St. Parking for the facility will be provided to the rear of the building.

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

1. Public water and sewer utilities are available to serve the development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES

1. With the recommended conditions, the non-profit community club will meet the requirements 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 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 traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and the East City Sector Plan both designate the area for TDR (Traditional Neighborhood Residential) uses for the site.
2. The site is located within the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

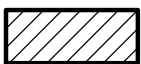
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-A-16-UR
USE ON REVIEW**

Petitioner: De'ossie Dingus, Sr.



Office for non-profit community club in R-1 (Low Density Residential)

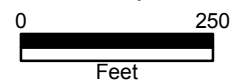
Map No: 82

Jurisdiction: City

Original Print Date: 1/26/2016

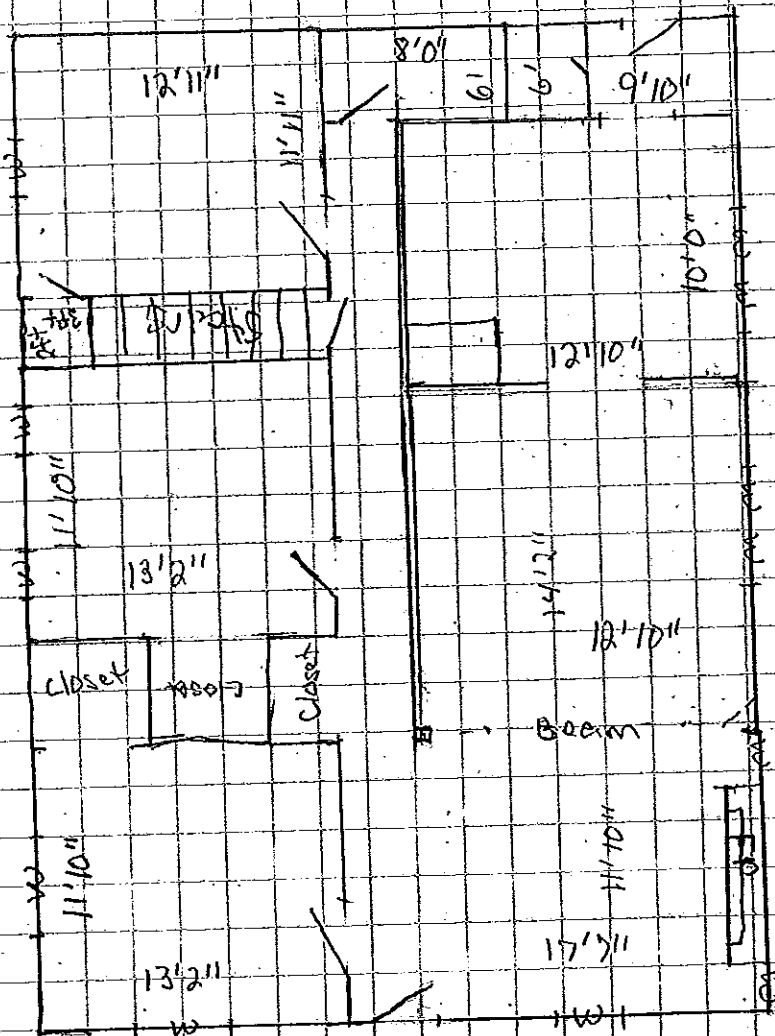
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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3020 Martin Luther King Jr. Blvd.

Drawn by Sidney R. Cook

