

▶ **FILE #:** 1-A-17-UR

AGENDA ITEM #: 60

AGENDA DATE: 1/12/2017

▶ **APPLICANT:** FLATIRON RESTORATIONS, LLC

OWNER(S): Flatiron Restoration, LLC

TAX ID NUMBER: 94 D L 013

[View map on KGIS](#)

JURISDICTION: City 4

STREET ADDRESS: 724 N Broadway

▶ **LOCATION:** East side N Broadway and southwest side Lamar St.

▶ **APPX. SIZE OF TRACT:** 1500 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N. Broadway, a major arterial street with 4 lanes and a center turning lane within 50' of right-of-way, or Lamar St., a local street with 40' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** C-3 (General Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Special exception for 1 residential unit on the second floor.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Commercial and office / C-3 (General Commercial) and C-2 (Central Business)

South: Commercial and office / C-3 (General Commercial)

East: Church / C-3 (General Commercial) and R-1A (Low Density Residential)

West: Bank / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This property is in Downtown North area, north of the Broadway and Central Street intersection. The Historic Fourth and Gill neighborhood is to the northeast and Emory Place is the south.

STAFF RECOMMENDATION:

▶ **APPROVE the special exception request for 1 residential dwelling unit on the second floor of the existing building, subject to 3 conditions.**

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 requirements of the Knox County Health Department.

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:

In the C-3 district, residential units are prohibited unless the dwelling unit is directly connected with a permitted principal use or a "special exception" is approved by the planning commission (Article 4, Section 2.2.6.D.1.). The proposed dwelling unit is not intended to be exclusively connected with the ground floor non-residential use, so a special exception is required to allow it to be legally rented to the general public.

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

1. The proposal will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.
4. The Board of Zoning Appeals has approved a variance for the site so no parking is required. The property is very small and the building covers essentially the entire site, leaving no space for parking. There is Residents of the site, visitors, and employees of the ground floor commercial space.

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

1. The proposed dwelling unit in the C-3 zone district 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 additional traffic through residential areas.
2. The C-3 zone, the planning commission has the authority to grant a special exception to allow residential uses that are not associated with a permitted use.

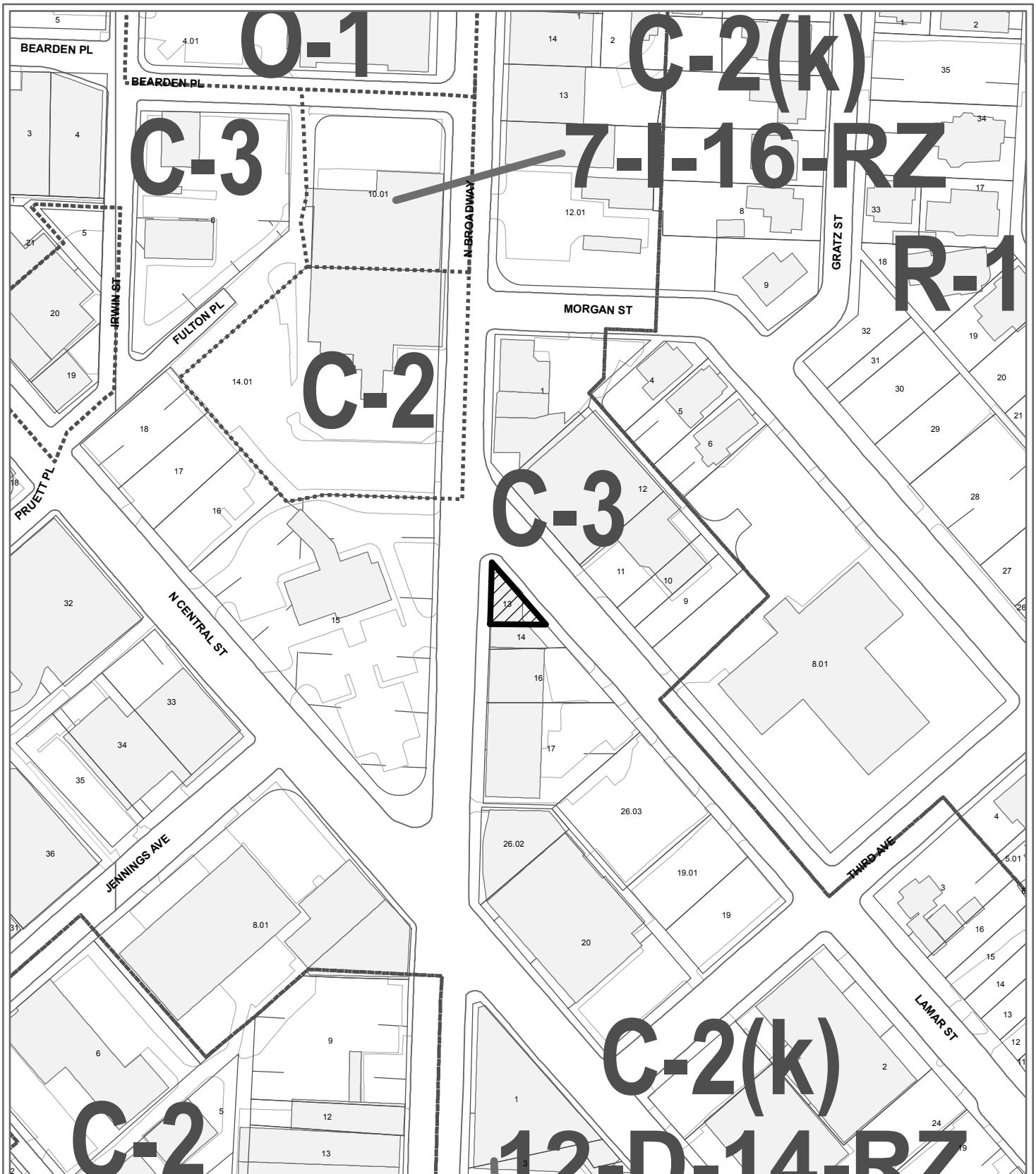
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose a mix of uses for this site, including retail, office, and residential.
2. The Broadway-Central-Emory Place Small Area Plan proposes a mix of uses for this site, including retail, office, and residential uses.
3. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

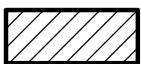
ESTIMATED TRAFFIC IMPACT: Not required.

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.



**1-A-17-UR
USE ON REVIEW**

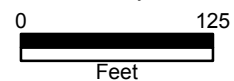


Special exception for 1 residential unit on the second floor. in C-3 (General Commercial)

Petitioner: Flatiron Restorations, LLC

Map No: 94

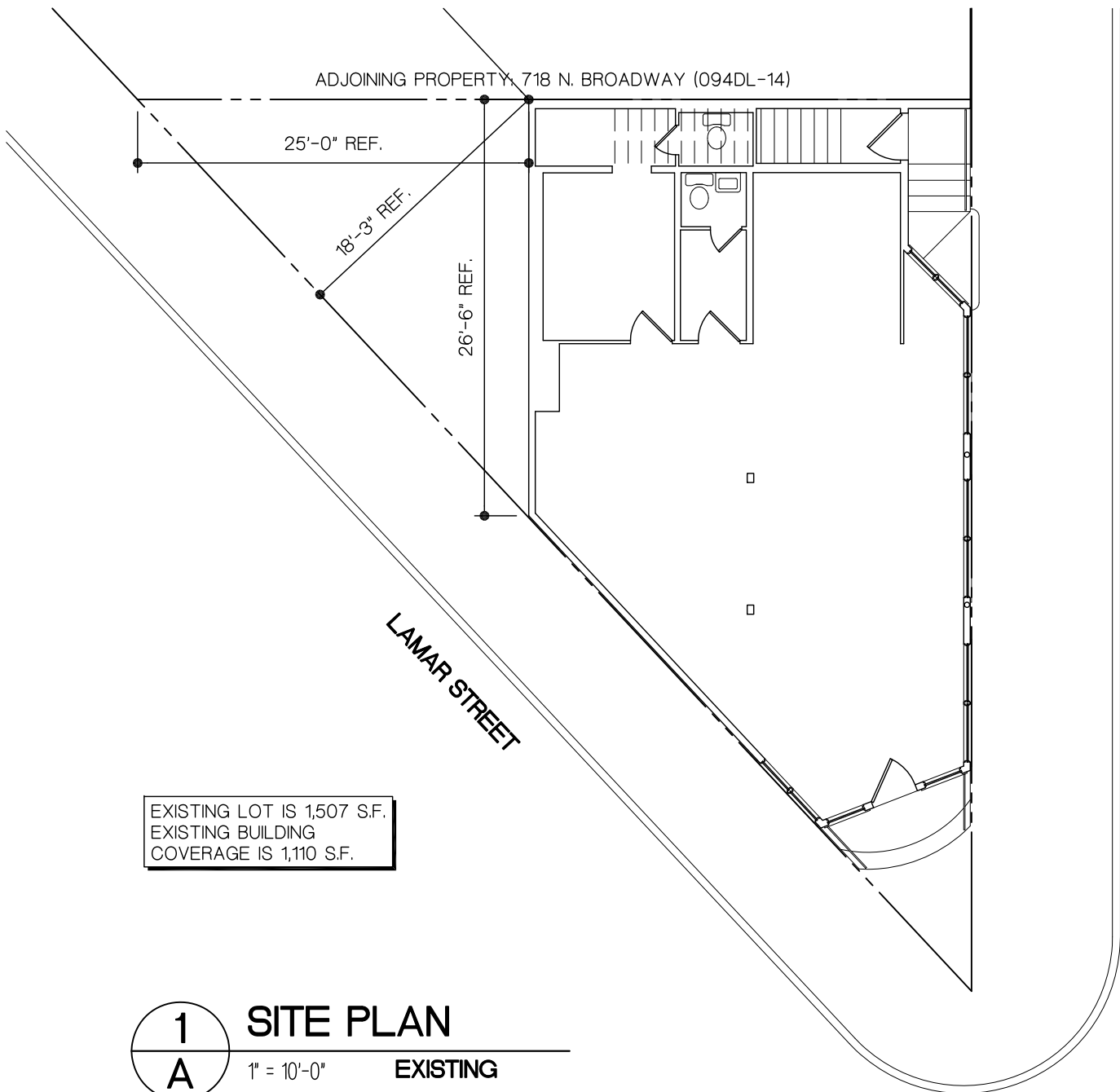
Jurisdiction: City



Original Print Date: 12/21/2016

Revised:

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



**FLATIRON
BUILDING**
724 N. BROADWAY

N. BROADWAY

LAMAR STREET

EXISTING LOT IS 1,507 S.F.
EXISTING BUILDING
COVERAGE IS 1,110 S.F.

SITE PLAN - EXISTING

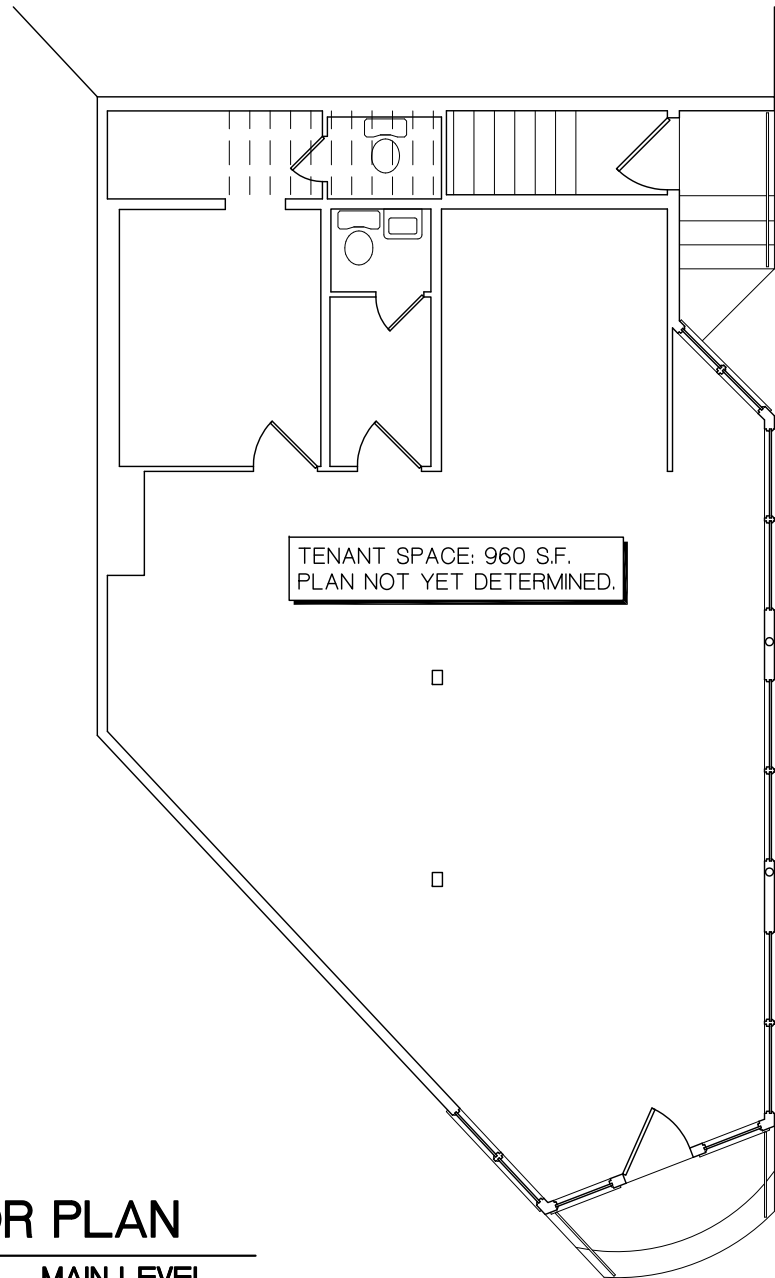
1 **SITE PLAN**
A 1" = 10'-0" **EXISTING**

1-A-17-UR
11/21/2016

SEPT. 19, 2016
SCHEMATIC

A

**FLATIRON
BUILDING**
724 N. BROADWAY



1
B **FLOOR PLAN**
1/8" = 1'-0" **MAIN LEVEL
EXISTING**

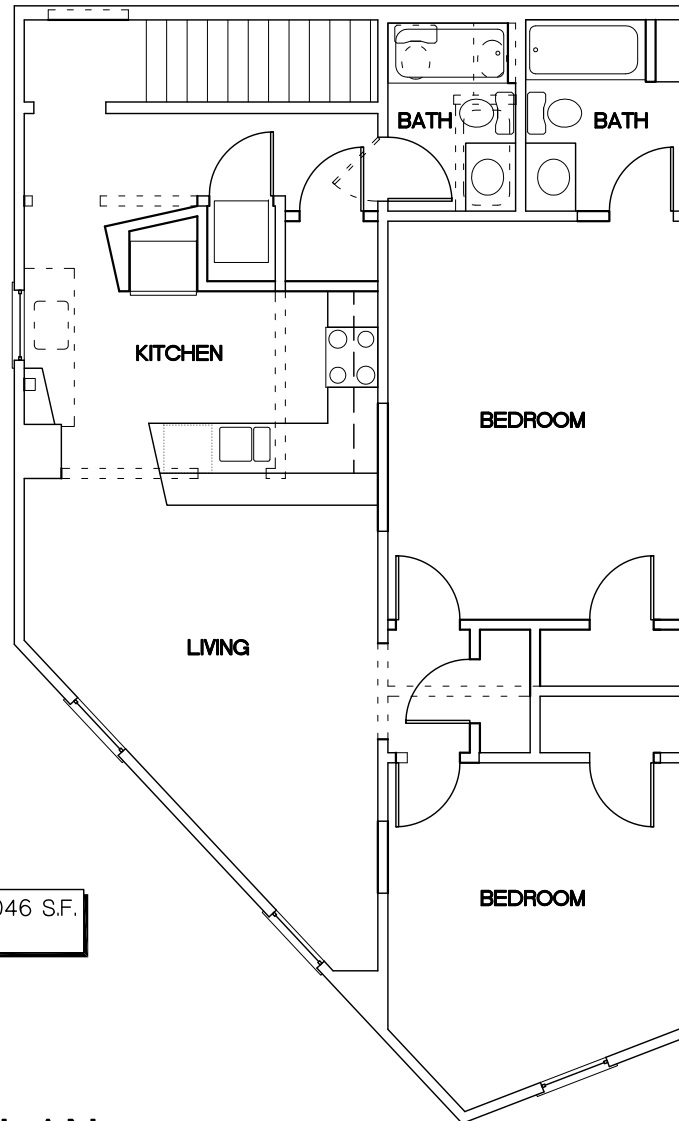
**MAIN LEVEL PLAN
- EXISTING**

1-A-17-UR
11/21/2016

SEPT. 19, 2016
SCHEMATIC

B

**FLATIRON
BUILDING**
724 N. BROADWAY



APARTMENT: 1,046 S.F.
TWO BEDROOM

1
C **FLOOR PLAN**
1/8" = 1'-0" **UPPER LEVEL
PROPOSED**

**UPPER LEVEL PLAN
- PROPOSED**

1-A-17-UR
11/21/2016

SEPT. 19, 2016
SCHEMATIC

C

Special exception

KNOXVILLE-KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION

TENNESSEE

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

Use on Review Development Plan

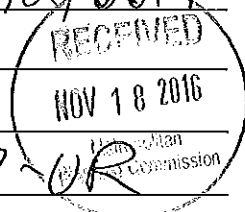
Name of Applicant: Flatiron Restorations, LLC

Date Filed: 11/18/16 Meeting Date: Jan. 12, 2017

Application Accepted by: Bmsseum

Fee Amount: \$ File Number: Development Plan

Fee Amount: \$250 File Number: Use on Review 1-A-17-UR



PROPERTY INFORMATION

Address: 724 N. Broadway

General Location: E side N. Broadway SW side Lamar St.

Tract Size: _____ No. of Units: _____

Zoning District: C-3

Existing Land Use: Commercial

Planning Sector: Central City

Sector Plan Proposed Land Use Classification: MU-SD MU CC-1

Growth Policy Plan Designation: Inside City

Census Tract: 66

Traffic Zone: 48

Parcel ID Number(s): 094 DLO 13

Jurisdiction: City Council 4th District County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Flatiron Restorations LLC

Company: _____

Address: 724 N. Broadway

City: Knoxville State: TN Zip: 37917

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Lauren T Rider

Company: Flatiron Restorations LLC

Address: 229 E. Scott Ave

City: Knoxville State: TN Zip: 37917

Telephone: (865) 964-3905

Fax: _____

E-mail: laurenellent@yahoo.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific) Special exception

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT Name: Same as above

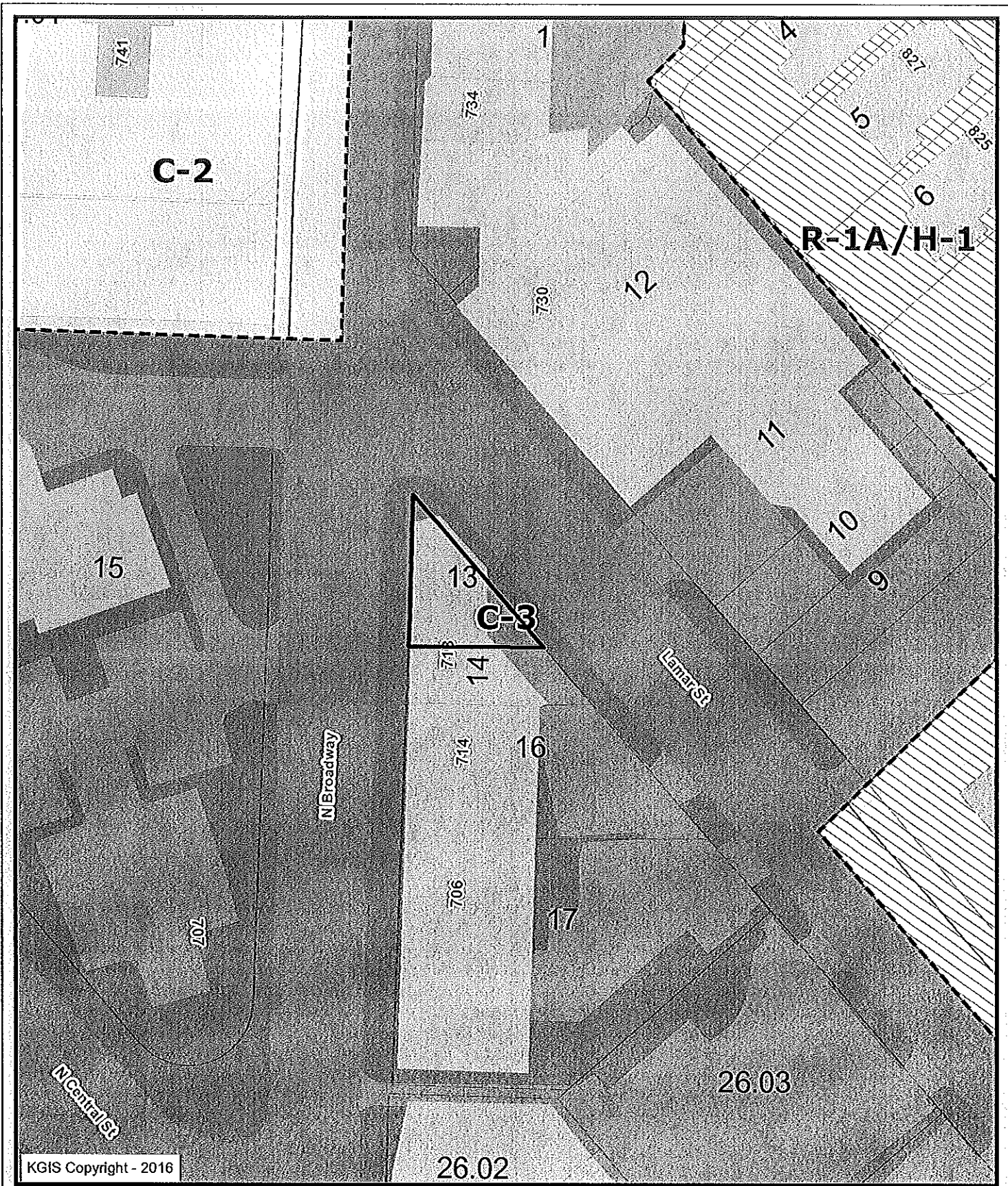
Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

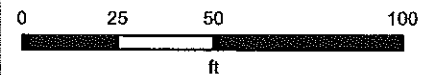


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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