

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► FILE #: 10-B-17-UR AGENDA ITEM #: 56

AGENDA DATE: 10/12/2017

► APPLICANT: ELENA LEUCIUC

OWNER(S): Elena Lenuta Leuciuc

TAX ID NUMBER: 81 B C 007, PART OF 008 View map on KGIS

JURISDICTION: City Council District 5
STREET ADDRESS: 434 Hiawasee Ave

► LOCATION: South side Hiawassee Ave, west of Grove St.

► APPX. SIZE OF TRACT: 12000 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Hiawassee Ave, a local street with a 24' pavement width within

a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

► ZONING: R-2 (General Residential)

► EXISTING LAND USE: Single Family Residential

► PROPOSED USE: Rooming and boarding house for 7 people

HISTORY OF ZONING: None noted.

SURROUNDING LAND North: Hiawassee Ave, houses / R-2 (General Residential), IH-1 (Infill

USE AND ZONING: Housing Overlay)

South: Alley, houses / R-2 (General Residential), IH-1 (Infill Housing

Overlay)

East: Houses / R-2 (General Residential), IH-1 (Infill Housing Overlay)

West: Houses / R-2 (General Residential), IH-1 (Infill Housing Overlay)

NEIGHBORHOOD CONTEXT: The property is within the Oakwood-Lincoln Park neighborhood that is

developed primarily with single family detached houses.

STAFF RECOMMENDATION:

WITHDRAW the application as requested by the applicant.

COMMENTS:

The applicant has requested withdrawal of the request because it has been determined that the proposed "rooming and boarding house" use is not permitted on this property because it is not located on a collector or arterial street.

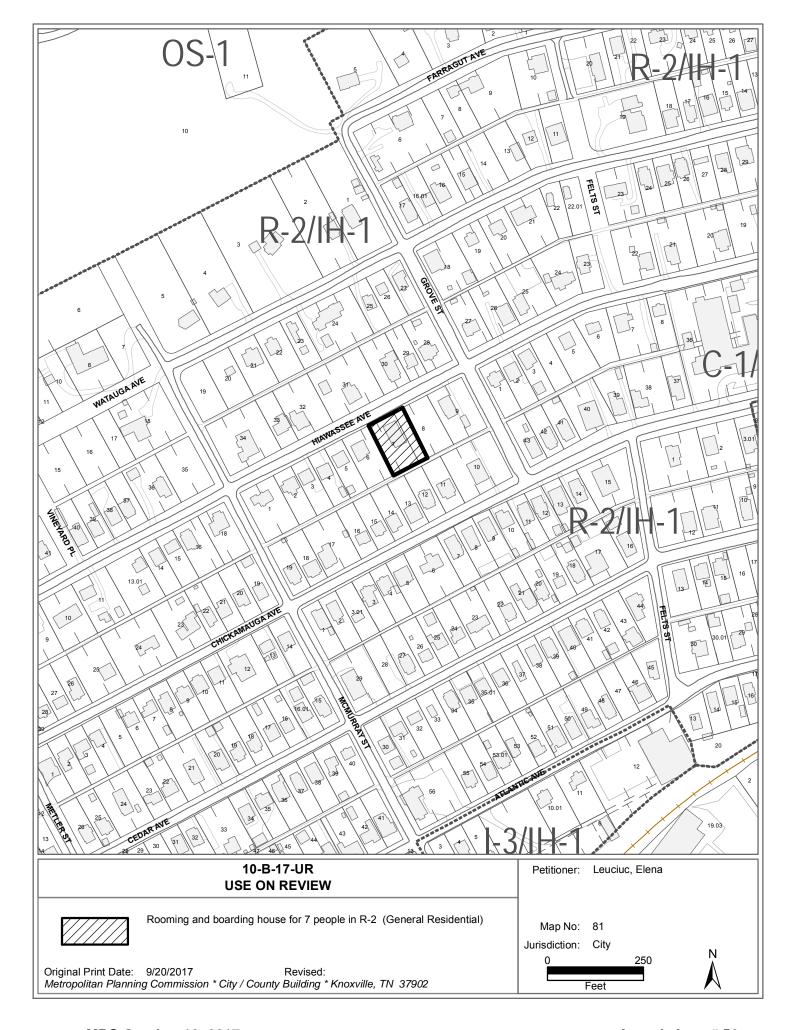
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ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the City.

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10-B-17-UR-WD-10-12-17

Request to Postpone Table With Grave OCT 8 3 7017 Name of Applicant: Elana Leve Jue As II APPEARS ON THE CURRENT MPC AGENDA Original File Number(s): 10 - 17 - UR Suite 403 · City County Building 400 Main Street Knoxville, Tennessee 37902 865 · 215 · 250 0 FAX · 215 · 250 68 WWW · knoxmpc·org Date Request Filed: 16 / 3 / 2017 Request Accepted by: Wike Request Filed: 16 / 3 / 2017	
REQUEST Postpone Please postpone the above application(s) until:	PLEASE NOTE Consistent with the guidelines set forth in MPC's Administrative Rules and Procedures:
DATE OF FUTURE MPC PUBLIC MEETING Table Please table the above application(s). Withdraw Please withdraw the above application(s). State reason for request: Zoning regulations do not allow proposal use in this location.	POSTPONEMENTS Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later that 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.
Eligible for Fee Refund? Pyes No Amount: \$450 Approved by: Approved by	TABLINGS Any item requested for tabling must be acted upon by MPC before it can be officially tabled.
APPLICATION AUTHORIZATION I hereby certify that I am the property owner, applicant, of applicant's authorized representative. Signature:	WITHDRAWALS Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.
Name: Elena Letina Levijoz Address: 9712 Clearunter Dr.	Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

Telephone: 865 - 455 - 8333

E-mail: LOL express@ aol. com

Fax: _

City: Knukville State: TW Zip: 37923