

CASE SUMMARY

APPLICATION TYPE: ALTERNATIVE COMPLIANCE



File Number: 1-B-25-OB **Related File Number:**
Application Filed: 11/25/2024 **Date of Revision:**
Applicant: HEYOH DESIGN & DEVELOPMENT

PROPERTY INFORMATION

General Location: North side of Mimosa, west of Atchley St
Other Parcel Info.:
Tax ID Number: 109 A B 008 **Jurisdiction:** City
Size of Tract: 7166 square feet
Accessibility: Access is via Mimosa Avenue, a local road with 24 ft of pavement width within a 38-ft wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Single-family house **Density:**
Planning Sector: South City **Plan Designation:** MU-SD (Mixed Use Special District)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is located in a pocket of single family detached residential development surrounded by other uses. There are churches and a large church parking lot to the north and west, and to the south across the railroad tracks. there are several blocks that are largely undeveloped but zoned for industrial uses along with some commercial uses. Sevier Avenue is a commercial corridor one block to the north.

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

Street: 515 MIMOSA AVE
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Level III Review in the SW-3 (South Waterfront - Sevier Avenue) District for a proposed single-family dwelling with a non-compliant front-loaded garage

ZONING INFORMATION (where applicable)

Current Zoning: SW-3 (South Waterfront, Sevier Avenue)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Part of a larger zoning to the SW-3 zoning district after annexation into the City (10-Y-06-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)

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.: Level III Review in the SW-3 (South Waterfront - Sevier Avenue) District for a proposed single-family dwelling with a non-compliant front-loaded garage

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Per Article 7.0.2.G.6.c, Planning defers to the Zoning Administrator's recommendation.

Staff Recomm. (Full):

Comments:

Action: Denied Meeting Date: 2/13/2025

Details of Action: Denied

Summary of Action: Denied

Date of Approval: Date of Denial: 2/13/2025 Postponements: 1/9/2025

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: