

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-A-06-PA                      **Related File Number:** 1-A-06-RZ  
**Application Filed:** 10/5/2005              **Date of Revision:**  
**Applicant:** E.H. CONSOLIDATED  
**Owner:**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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

### PROPERTY INFORMATION

**General Location:** Northwest side E. Magnolia Ave., southwest side N. Bertrand St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 P L 012                      **Jurisdiction:** City  
**Size of Tract:** 1.57 acres  
**Accessibility:** Access is via E. Magnolia Ave., a 5 lane major arterial street.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Warehouse  
**Surrounding Land Use:**  
**Proposed Use:** Multi-Family Development                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant building is located in a mixed use area of businesses, offices and residences that are zoned R-2, O-1, SC-1 and C-3.

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

**Street:** 1801 E Magnolia Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned C-6 in 1990's.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** GC (General Commercial)  
**Requested Plan Category:** MDR (Medium Density Residential)

**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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE MDR (Medium Density Residential) designation

Staff Recomm. (Full): Medium density residential use of this site is compatible with surrounding zoning and development. The sector plan proposes mixed use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The subject property is located in a transitional area of commercial, office and apartment development with a single-family residential neighborhood located to the northeast. Apartment use for the property as permitted under the R-2 zone is compatible with surrounding development.
- 2. Condominium units are developed in a former school structure located one block to the north, and commercial and office uses are situated along E. Magnolia Ave. to the east and west.

THE EFFECTS OF THE PROPOSAL

- 1. The rezoning of the subject property to R-2 for the apartment redevelopment will have minimal impact on schools and area streets. Primary access to the site will be by E. Fifth Ave., and N. Bertrand St. to E. Magnolia Ave. Public water and sewer are in place to serve this site.
- 2. The proposed apartment use will continue the redevelopment trend in this area along E. Magnolia Ave.
- 3. This rezoning may lead to additional requests for apartment or office uses in the area as redevelopment of the area continues.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The One Year Plan amendment for MDR designation and R-2 rezoning are consistent with the surrounding development and zoning pattern.
- 2. The apartment use is similar in intensity to the MDR, O and GC designations proposed by the Central City Sector Plan for the surrounding property.
- 3. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

Summary of MPC action: Approval of MDR (Medium Density Residential)

Date of MPC Approval: 1/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

