

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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www.knoxmpc.org

File Number: 1-B-05-RZ **Related File Number:** 1-B-05-PA
Application Filed: 11/22/2004 **Date of Revision:**
Applicant: KCDC
Owner:

PROPERTY INFORMATION

General Location: West side W. Martin Mill Pike, north side Flenniken Ave.
Other Parcel Info.:
Tax ID Number: 109 I F 01301 **Jurisdiction:** City
Size of Tract: 1.65 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: 42 units of multi-family elderly housing **Density:**
Sector Plan: South City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 107 Flenniken Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: Property was rezoned from C-3 to O-1 in July 2004.
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE R-2 (General Residential) zoning.

Staff Recomm. (Full): R-2 zoning is consistent with the approved use on review on the property for multi-family development. A 42-unit apartment building for elderly housing was approved on this property under O-1 zoning in August, 2004.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. A use on review, under the current O-1 zoning, has been approved for a 42-unit multi-family development on the property. The approved development is permitted in the R-2 zoning district. Construction is currently underway.
3. There are other R-2 zoned areas in the vicinity of this site, as well as R-1 and R-1A.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have a minimal impact on streets. The impact on schools should be minimal if developed for elderly housing.
3. The recommended R-2 zoning is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to medium density residential for this site, the requested R-2 zoning is consistent with the City of Knoxville One Year Plan.
2. The South City Sector Plan proposes commercial uses for the site.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. This request should not lead to future One Year Plan and rezoning requests for residential in this immediate area, because most of the surrounding properties are developed with established uses.

MPC Action: Approved

MPC Meeting Date: 1/13/2005

Details of MPC action:

Summary of MPC action: APPROVE R-2 (General Residential)

Date of MPC Approval: 1/13/2005

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: 2/15/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: