

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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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File Number: 1-B-12-PA **Related File Number:** 1-G-12-RZ
Application Filed: 12/9/2011 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: Northwest and southeast sides New York Ave., southwest side Burnside St., northeast side Stonewall St.
Other Parcel Info.:
Tax ID Number: 81 P K 1.01,1.02, 2-9, 12-20 **OTHER:** 081PJ031-040 **Jurisdiction:** City
Size of Tract: 6.2 acres
Accessibility: Access to these properties is from New York Ave., a local street with 33' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** HI, PPOS and LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of the Lonsdale neighborhood is located at the edge of the heavy industrial Gerdau facility.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR from the northwest and northeast
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial) & MU (Mixed Uses) [(LI (Light Industrial), LDR (Low Density Residential)]
Requested Plan Category: LDR (Low Density Residential)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE LDR (Low Density Residential) One Year Plan designation.

Staff Recomm. (Full): Low density residential uses are appropriate for this area, which adjoins LDR plan areas to the northwest and northeast, and would be compatible with nearby low density residential uses and zoning.

Comments: ONE YEAR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
B. ERROR OR OMISSION IN CURRENT PLAN - The parcels within the adjacent block to the northeast are developed with primarily detached single unit dwellings on individual lots, which is consistent with the proposed LDR designation.
C. CHANGES IN GOVERNMENT POLICY - The Central City Sector Plan proposes light industrial uses for the property, consistent with the current zoning of the site. The LDR designation on the subject property will accommodate the proposed R-1A zoning, which will limit residential development to a detached house or duplex.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The residential development within this particular block is comprised of detached houses on individual lots. That development is consistent with the proposed LDR designation and R-1A zoning.

Action: Approved

Meeting Date: 2/9/2012

Details of Action:

Summary of Action: LDR (Low Density Residential)

Date of Approval: 2/9/2012

Date of Denial:

Postponements: 1/12/12

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/6/2012

Date of Legislative Action, Second Reading: 3/20/2012

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: