

# 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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**File Number:** 1-H-18-RZ                      **Related File Number:**  
**Application Filed:** 11/27/2017              **Date of Revision:**  
**Applicant:** CHRISTINA BOULER

### PROPERTY INFORMATION

**General Location:** Southeast side Hinton Ave., southwest of N. Central St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 M V 010                      **Jurisdiction:** City  
**Size of Tract:** 6175 square feet  
**Accessibility:** Access is via Hinton Ave., a local street with 38' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Sector Plan:** Central City              **Sector Plan Designation:** MU-SD (MU-CC11)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with commercial and light industrial uses to the northeast along N. Central St., under C-3 and I-2 zoning. To the south and west are primarily residences, zoned I-2, and O-1.

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

**Street:** 114 Hinton Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**Former Zoning:**  
**Requested Zoning:** R-4 (Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-4 (Residential) zoning.

Staff Recomm. (Full): R-4 zoning is appropriate for this site, which is currently vacant, and located between a large commercial building on N. Central St. and a residence. It is a transitional zone that allows multi-dwelling structures and home occupations as permitted uses. R-4 development of this site would be compatible with surrounding development and zoning, and is consistent with the future land use plans proposals for the property.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site is shown within a Mixed Use Special District (MU-CC11) on the One Year Plan and sector plan maps, which allows consideration of the requested R-4 zoning.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is adjacent to both commercial and residential uses, making it appropriate for more intense infill development.
3. The proposed R-4 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-4 zone is intended for medium population density areas of the City where preservation of existing structures is desirable. In addition, studios for the creative professions which are in keeping with the residential character of the area, are permitted.
2. Based on the above description, R-4 is an appropriate zone for this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. R-4 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to develop the property with a duplex, as proposed.
3. Public water and sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The City of Knoxville One Year Plan and the Central City Sector Plan designate this property as part of a MU-SD (Mixed Use - Special District) CC-11. This designation allows consideration of R-4 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 1/11/2018

Details of Action:

Summary of Action: R-4 (Residential)

Date of Approval: 1/11/2018

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:** 2/13/2018

**Date of Legislative Action, Second Reading:** 2/27/2018

**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:**