

# 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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Knoxville, Tennessee 37902  
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**File Number:** 1-J-08-RZ                      **Related File Number:**  
**Application Filed:** 12/10/2007                      **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE/COMMUNITY DEVELOPMENT

### PROPERTY INFORMATION

**General Location:** Northwest side New York Ave., northeast side Burnside St.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 O B 014,015                      **Jurisdiction:** City  
**Size of Tract:** 0.29 acres  
**Accessibility:** Access is via New York Ave., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residence  
**Surrounding Land Use:**  
**Proposed Use:** Residential use                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of an older residential neighborhood that has occurred under R-1A, and I-2 and I-4 zones

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

**Street:** 1219 New York Ave.  
**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  
**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE R-1A/IH-1 (Low Density Residential) /(Infill Housing Overlay) zones

Staff Recomm. (Full):

R-1A/IH-1 zoning is consistent with the area's established residential housing pattern and scale of development. The R-1A zone permits the low density residential uses desired for this older neighborhood and recommended by the City's adopted plans.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The R-1A zoning on this site will bring the One Year Plan and zoning into conformity with the current residential use of the property.
- 2. The subject property is surrounded by established residential and related uses located along Burnside St. and New York Ave.

THE EFFECTS OF THE PROPOSAL

- 1. The R-1A zoning for all this site will ensure that the redevelopment is compatible with the scale and intensity of nearby residences.
- 2. Public water and sewer are in place to adequately serve this property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The existing I-2 zoning of this site is not supported by the established residential development pattern, the One Year Plan and Sector Plan designation of LDR, or the policy of the General Plan for industrial locations.
- 2. R-1A zoning of this site is appropriate, given the small sizes of the lots, and the built residential improvements on the surrounding property.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

R-1A (Low Density Residential) /IH-1 (Infill Housing Overlay)

Date of MPC Approval:

1/10/2008

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:

2/12/2008

Date of Legislative Action, Second Reading: 2/26/2008

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: