

CASE SUMMARY

APPLICATION TYPE: REZONING

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 1-J-19-RZ **Related File Number:** 1-E-19-PA
Application Filed: 12/3/2018 **Date of Revision:**
Applicant: RBH GROUP

PROPERTY INFORMATION

General Location: Southwest corner of Atlantic Ave. and Coram St.
Other Parcel Info.:
Tax ID Number: 81 G E 016 **Jurisdiction:** City
Size of Tract: 0.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Dwelling
Surrounding Land Use:
Proposed Use: Single Family Dwelling **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is largely single family residential neighborhood abutting the industrial area around Heiskell Ave. and Central Ave.

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

Street: 148 Atlantic Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: R-2 (General Residential) / IH-1 (Infill Housing Overlay)
Previous Requests:
Extension of Zone: Extension of existing R-2 (General Residential) / IH-1 (Infill Housing Overlay) zoning.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: TDR (Traditional Neighborhood 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-2 (General Residential) / IH-1 (Infill Housing Overlay) zoning.

Staff Recomm. (Full):

Staff recommends R-2 zoning and IH-1 overlay zoning for this property, consistent with the recommended amendments to the One Year Plan (1-E-19-PA) and Central City Sector Plan (1-H-19-SP). The area is located adjacent to the Linwood neighborhood and is currently used as a single family residential 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. Infill development of vacant and underutilized properties is continuing to increase in the neighborhoods close to the urban core of the City of Knoxville.
- 2. This property is currently used as a single family residential property and the existing adjacent warehouse uses have not expanded into this site.

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

- 1. The R-2 general residential district is designed to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments.
- 2. The Linwood neighborhood is a pre-1950s neighborhood in Knoxville. The IH-1 zoning overlay district is intended to foster infill residential development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys.

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. This R-2 zoning amendment shall not adversely affect any other part of the county.
- 2. The IH-1 overlay requires a certificate of appropriateness to be issued as part of the review process for any exterior additions, visible from the street. This board will review any proposed changes to ensure consistency with the surrounding neighborhood character.

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 adjoining One Year Plan and Sector Plan amendments, if adopted, bring this request for rezoning in conformity with the adopted plans of Knoxville and Knox County.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE R-2 (General Residential) / IH-1 (Infill Housing Overlay) zoning.

Date of Approval:

1/10/2019

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: 2/12/2019

Date of Legislative Action, Second Reading: 2/26/2019

Ordinance Number:

Other Ordinance Number References: O-31-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: