

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 1-T-06-RZ                      **Related File Number:** 1-J-06-PA  
**Application Filed:** 12/5/2005              **Date of Revision:**  
**Applicant:** FADI ABOUSH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Liberty St., southeast side Knott Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 D C 012                      **Jurisdiction:** City  
**Size of Tract:** 11750 square feet  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Four dwelling units                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 717 Liberty St  
**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-2 (General Residential)  
**Previous Requests:** Property was zoned in I-2 in 2000.  
**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 is a logical extension of zoning from the south, east and west and is compatible with the existing development and zoning pattern in the area.

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. The proposed plan amendment and rezoning are logical extensions from the south, east and west.
3. The site was formerly designated MDR and zoned R-2 until a plan amendment to LI and rezoning to I-2 were approved on an appeal by the applicant in 2001 by City Council. MPC had denied the requests, consistent with staff's recommendation.

## THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have a minimal impact on streets and some impact on schools, depending on the density of residential development proposed.
3. The requests are compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. R-2 zoning will allow dwelling units to be developed on the site. The site is flat and located along a collector street. It is appropriate for medium density residential development.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes low density residential uses for this site, as well as the rest of the neighborhood to the south, which is developed with primarily low density development, but is zoned R-2, consistent with the MDR designation.
2. With the recommended amendment to MDR, the proposed R-2 zoning is consistent with the City of Knoxville One Year Plan.
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 plan amendment and rezoning requests for medium density residential uses in this area, because the entire surrounding neighborhood is already zoned R-2.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

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

Date of MPC Approval: 1/12/2006

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: 2/14/2006

Date of Legislative Action, Second Reading: 2/28/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**