

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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www.knoxmpc.org

File Number: 10-A-04-RZ **Related File Number:** 10-A-04-PA
Application Filed: 9/2/2004 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North side Tulip Ave., east of Arthur St.
Other Parcel Info.:
Tax ID Number: 94 K G 015 **Jurisdiction:** City
Size of Tract: 7500 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Duplex residence **Density:**
Sector Plan: Central City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1013 Tulip Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay)
Previous Requests: None noted
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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE R-1A (Low Density Residential)/H-1 (Historic Overlay) zoning

Staff Recomm. (Full): R-1A zoning is compatible with the residential and office uses and the area's O-1/H-1 and R-1A/H-1 zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The MU designation and R-1A rezoning proposal are compatible with the scale and intensity of the surrounding residential land uses and O-1 zoning pattern.
2. The MU designation and R-1A zoning will accommodate the need of this site, and not adversely impact other properties that have been rezoned to O-1. The rezoning from O-1 to R-1A zoning for residential redevelopment is needed to construct residences that would not have to comply with the more extensive building codes required within commercial and office zones.
3. R-1A is a compatible zoning with the established O-1 zoning in this neighborhood and permits residential use of the scale and character of the Mechanicsville Historic area.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposed mixed uses amendment, limited to office, and low density residential uses for this parcel, is consistent with the R-1A rezoning.
2. The Central City Sector Plan proposes Office uses for this area, although much of the area is developed with residences. R-1A is consistent with the residential uses of the area.
3. Staff would anticipate receiving similar zoning requests in this neighborhood as other new residential development occurs.

MPC Action: Approved

MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE R-1A (Low Density Residential)/H-1 (Historic Overlay)

Date of MPC Approval: 10/14/2004

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: 11/9/2004

Date of Legislative Action, Second Reading: 11/23/2005

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: