

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-B-02-PA **Related File Number:** 10-C-02-RZ
Application Filed: 9/11/2002 **Date of Revision:**
Applicant: KNOXVILLE COMMUNITY DEVELOPMENT CORP. (KCDC)
Owner:

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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: South side Badgett Dr., east of Texas Ave.
Other Parcel Info.:
Tax ID Number: 94 A A 1 **Jurisdiction:** City
Size of Tract: 6.1 acres
Accessibility: Access is via Badgett Dr., a local street with 22' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Recreation building and vacant land
Surrounding Land Use:
Proposed Use: Four duplex structures **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of the KCDC housing site that is being redeveloped under R-2 zoning. This part of the site was zoned I-3 and undeveloped prior to this proposal.

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

Street: 2905 Badgett Dr.
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)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: P (Public Institution)
Requested Plan Category: MDR (Medium Density Residential)

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 MDR (Medium Density Residential) designation of this site

Staff Recomm. (Full): Medium density residential is consistent with the One Year Plan designation of the remainder of the KCDC redevelopment site and would allow the same R-2 zoning on this property that exists on the rest of the site. The sector plan proposes medium density residential and light industrial uses for this site.

Comments: A. Need and justification
 1. Medium Density Residential and R-2 zoning of this site are less intensive than the present I-3 zoning and permits residential uses, which are compatible with established and proposed development in the area.
 2. R-2 zoning permits suitable uses and scale of development to serve as a transition from the industrial development to the adjoining residential uses to the north and northeast.

B. Effects of Proposal
 1. This change in zoning would not adversely impact the surrounding development or add to the traffic flow from the area's industrial, residential, and institutional uses.
 2. Public water and sewer are available to this site.

C. Conformity with the General Plan
 1. Medium Density Residential and R-2 zoning of this site are supported by the adopted Sector Plan.
 2. R-2 zoning is consistent with the General Plan policy of providing higher intensity residential transitions between light industrial and low density residential development.
 3. R-2 zoning will establish a clear boundary to limit expansion of the I-3 light industrial uses from the west and south.

MPC Action: Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action: APPROVE MDR (Medium Density Residential)

Date of MPC Approval: 11/14/2002

Date of Denial:

Postponements: 10/10/2002

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 12/10/2002

Date of Legislative Action, Second Reading: 12/24/2002

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: