CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:	10-E-10-RZ	Related File Number:	10-B-10-PA
Application Filed:	7/6/2010	Date of Revision:	
Applicant:	MPC AND CITY OF KNOXVILLE COMMUNITY DEVELOPMENT		

PROPERTY INFORMATION

General Location:	Northeast side Branner St., southeast side W. Quincy Ave.		
Other Parcel Info.:	Rezoning for parcels 081KM039 & 040 only		
Tax ID Number:	81 K M 039-040	Jurisdiction:	City
Size of Tract:	0.3 acres		
Accessibility:			

GENERAL LAND USE INFORMATION

Existing Land Use:	Residential		
Surrounding Land Use:			
Proposed Use:	Residential		Density:
Sector Plan:	Central City	Sector Plan Designation: Light Industrial	
Growth Policy Plan:	Urban Growth Area (Insi	de City Limits)	

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)

Previous Requests: 8-E-10-SP/8-C-10-RZ

Extension of Zone:

History of Zoning:

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:	Michael Brusseau			
Staff Recomm. (Abbr.):	RECOMMEND that City Council APPROVE R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning.			
Staff Recomm. (Full):	R-1/IH-1 zoning is compatible with surrounding development and zoning and is a logical extension of residential zoning from the southeast. The rezoning only applies to parcels 39 and 40 within the area as shown on the attached rezoning agenda map. The zoning change will bring the zoning into conformance with the current use and will allow for the future issuance of residential building permits, as needed.			
Comments:	 REZONING REQUIREMENTS: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY: 1. R-1/IH-1 is a logical extension of the already established residential zoning and overlay to the southeast of the site. 2. The surrounding area is developed with residential, industrial and commercial uses. R-1 zoning is compatible with surrounding development and zoning. 3. This proposal will bring the zoning into conformance with the current use of the property as a residence. 			
	 CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: 1. The requested R-1 base zoning is the most restrictive residential district intended for low density residential land uses. 2. Based on the above description, R-1 is an appropriate zone for this site. 3. The IH-1 overlay will be maintained. This overlay district applies to residential development only and is intended to foster infill 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 EFFECTS OF THIS PROPOSAL Public water and sewer utilities are in place to serve the site. R-1 zoning is compatible with surrounding development and will have no impact on adjacent properties or the street system, as the use of the site will not change. 			
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. With the recommended amendment to MDR, the recommended R-1/IH-1 zoning is consistent with the Knoxville One Year Plan. 2. The Central City Sector Plan proposes medium density residential uses for the site, consistent with the requested R-1 zoning. 3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map. 			
Action:	Approved Meeting Date: 10/14/2010			
Details of Action:				
Summary of Action:	R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)			
Date of Approval:	10/14/2010Date of Denial:Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:			
	LEGISLATIVE ACTION AND DISPOSITION			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 11/16/2010		Date of Legislative Action, Second Reading: 11/30/2010		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved as Modified	Disposition of Case, Second Reading:	Approved as Modified	
If "Other":		If "Other":		
Amendments:		Amendments:		
Approved R-1/H-1 as amended to eliminate 17-day waiting period		Approved R-1/H-1 as amended to eliminate 17-day waiting period		
Date of Legislative Appeal:		Effective Date of Ordinance:		