CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-F-06-RZ Related File Number:

Application Filed: 9/5/2006 **Date of Revision:**

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest and northeast sides S. Chestnut St., southeast side Louise Ave., northwest side Wilson Ave.

Other Parcel Info.:

Tax ID Number: 82 N C 1-2,32-34 OTHER: 082NA021-025 Jurisdiction: City

Size of Tract: 4 acres

Access is via S. Chestnut St., a minor collector street with 35' of pavement width within 45' of right of

way, Wilson Ave., a minor collector street with 33' of pavement width within 55' of pavement width, or Louise Ave, a local street with 28' of pavement width within 45' of right of way. There is also an

unnamed alley with 15' of right of way that traverses between these parcels.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Residential Density:

Sector Plan: East City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is developed with dwellings and a park under R-1 and OS-1 zoning. To the north are some

commercial uses, zoned C-3.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning: R-1A (Low Density Residential)

Previous Requests: None noted

Extension of Zone: Not an extension of R-1A zoning, but it is an extension of residential zoning from three sides.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

3/19/2007 12:26 PM Page 1 of 3

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-1A (Low Density Residential) zoning.

Staff Recomm. (Full): R-1A zoning is compatible with surrounding development, is consistent with the One Year and Sector

Plans and is a more appropriate zone for the current use on the site. Residential uses and zones are

located on three sides of the subject property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. R-1A zoning is compatible with the scale and intensity of the surrounding land uses and zoning

pattern.

2. Residential uses and zones are located on three sides of the subject property.

3. The proposed R-1A zoning is compatible with surrounding development, is consistent with the One

Year and Sector Plans and is a more appropriate zone for the current uses on the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.

2. This proposal will have minimal impact on schools and the street system.

3. The proposal is compatible with the surrounding zoning, and the impact to adjacent properties

should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and the City of Knoxville One Year Plan both propose low density

residential uses for the site, consistent with this proposal.

2. This request could generate similar requests for R-1A or other residential zoning in this area,

consistent with the sector plan proposal for low density residential uses.

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: APPROVE R-1A (Low Density Residential) zoning.

Date of MPC Approval: 10/12/2006 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: 11/7/2006 Date of Legislative Action, Second Reading: 11/21/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

3/19/2007 12:26 PM Page 2 of 3

Date	of I	eai	islati	ive	An	neal:

Effective Date of Ordinance:

3/19/2007 12:26 PM Page 3 of 3