

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-F-08-PA **Related File Number:** 10-F-08-RZ
Application Filed: 9/2/2008 **Date of Revision:**
Applicant: CASEY & DANIEL COLLINS

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
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FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side Division St., northeast of Cox St.
Other Parcel Info.:
Tax ID Number: 107 D A 002 **Jurisdiction:** City
Size of Tract: 17680 square feet
Accessibility: Access is via Division St., a two lane local street with 20 ft. of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Central City **Sector Plan Designation:** Light Industrial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential site is in a mixed use area of single family and business uses which exist within I-3, O-1 and R-2 zones.

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

Street: 3637 Division St
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: LI (Light Industrial)
Requested Plan Category: MDR (Medium Density Residential)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

ADOPT resolution #10-F-08-PA, amending the Knoxville One Year Plan to Mixed Use (LI/O/MDR) for this property (See attached Exhibit A.)

Staff Recomm. (Full):

This mixed use designation reflects all the surrounding land uses and zoning and will allow the applicants to pursue compatible residential rezoning options for their property consistent with surrounding development.

Comments:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN

NEW ROAD OR UTILITY IMPROVEMENTS:

1. The recommended Mixed Use (LI/O/LDR) designation and R-2 zoning will allow residential development that is compatible with the scale and intensity of the surrounding residential and commercial development and the I-3, I-2, R-2 and O-1 zoning pattern.

ERROR OR OMISSION IN CURRENT PLAN:

1. The R-2 zoning of this site will acknowledge the established residential use on this parcel and allow it's redevelopment with a new residential structure.

CHANGES IN GOVERNMENT POLICY:

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

2. The proposed One Year Plan amendment and R-2 rezoning will allow the property to be developed as proposed by the applicant.

3. The R-2 zone will have minimal impact on surrounding properties, as it permits uses compatible with the scale and intensity of development adjacent to this site along Division St. There will be little impact on either roads or schools.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

1. The Mixed Use (LI/O/MDR) One Year Plan designation and R-2 zone for this site will comply with the Central City Sector Plan's Light Industrial designation.

2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

ADOPT resolution #10-F-08-PA, amending the Knoxville One Year Plan to Mixed Use (LI/O/MDR), as approved by MPC

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/2008 by MPC

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

12/16/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: