

# 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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Knoxville, Tennessee 37902  
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**File Number:** 10-F-08-RZ      **Related File Number:** 10-F-08-PA  
**Application Filed:** 9/2/2008      **Date of Revision:**  
**Applicant:** CASEY & DANIEL COLLINS

### 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:**

### 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:**

### 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:**  
**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:

Ken Pruitt

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-2 (General Residential) zoning

Staff Recomm. (Full):

R-2 zoning is consistent with zoning and residential uses noted on the south side of Division St., and would allow the redevelopment of this established residential property.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

- 1. The residential proposal is an extension of zoning from the south.
- 2. There is an established residential zoning pattern on both sides of Division St. in this area.
- 3. This R-2 zoning pattern is acceptable for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The site is relatively flat, fronts on a local street and is surrounded by both commercial and residential uses, so is appropriate for R-2 zoning.

EFFECTS OF THE PROPOSAL:

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal is compatible with surrounding development and zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

- 1. Approval of the One Year Plan amendment to MU (Mixed Use) (LI/O/MDR) for the proposed R-2 zoning would be consistent with the Central City Sector Plan.
- 2. This site is located within the Urban Growth Area (inside City) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

R-2 (General Residential)

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08 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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: