

# 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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**File Number:** 10-I-03-RZ                      **Related File Number:** 10-D-03-PA  
**Application Filed:** 9/5/2003                      **Date of Revision:**  
**Applicant:** GARY S. SANTINI AND KATHY D. SMITH  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Luttrell St., south of E. Glenwood Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 L K 015                      **Jurisdiction:** City  
**Size of Tract:** 0.39 acre  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Professional office                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 1310 Luttrell St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1A (Low Density Residential) / H-1 (Historical Overlay)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services) / H-1 (Historical Overlay)  
**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:

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.): DENY O-1 (Office, Medical & Related Services) / H-1 (Historical Overlay) zoning, consistent with the plan amendment recommendation.

Staff Recomm. (Full): The subject property is located in the established, Fourth and Gill historic neighborhood. O-1 zoning would allow uses that would compromise the integrity of the neighborhood and the ongoing revitalization effort.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The adjacent property to the south, as well as most of the parcels to the south along Luttrell St., are developed with single family dwellings that are part of the Fourth and Gill Historic District, under the H-1 (Historic Overlay) designation.
2. The proposal would allow uses of the property that are not compatible with residential development. However, the protection of the H-1 (Historical Overlay) zoning would remain, even if rezoned to office. New development or structural changes would require obtaining approval of a Certificate of Appropriateness from the Historic Zoning Commission.
3. This section of Luttrell St. has undergone significant historic revitalization efforts. Allowing office use of the subject property would compromise those efforts. It has been reported that the now closed Brownlow Elementary School located to the west, across Luttrell St., is to be redeveloped as condominiums. As a result, the subject property will also have adjacent residential uses to the west in the future.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. The proposal will have a minimal impact on the street system and no impact on schools.
3. Office use of the subject property will have a direct negative impact on the residential use to the south and is an intrusion into the neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the requested amendment, the proposed rezoning would be consistent with the City of Knoxville One Year Plan. The staff, however, feels the current low density residential designation is more appropriate.
2. The Central City Sector Plan proposes low density residential uses for the site.

MPC Action: Denied MPC Meeting Date: 10/9/2003

Details of MPC action:

Summary of MPC action: DENY O-1 (Office, Medical & Related Services) / H-1 (Historical Overlay)

Date of MPC Approval: Date of Denial: 10/9/2003 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [ ] Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**