

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-07-RZ **Related File Number:** 10-F-07-PA
Application Filed: 8/31/2007 **Date of Revision:**
Applicant: KELLY D. TANNER

PROPERTY INFORMATION

General Location: South side Chickamauga Ave., east side Pershing St.
Other Parcel Info.:
Tax ID Number: 81 C D 001 **Jurisdiction:** City
Size of Tract: 13500 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Two residences **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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)
Previous Requests: IH-1 overlay was added in 2007 (2-Q-07-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.): APPROVE R-1A (Low Density Residential)/IH-1 (Infill Housing Overlay) zoning.

Staff Recomm. (Full): R-1A is a logical extension of residential zoning from the north, south and east and will allow the property to be developed with residential uses similar to the rest of the neighborhood.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. The proposal is a logical extension of the LDR plan designation and the residential zoning from the north, south and east. The requested R-1A/IH-1 zoning is a less intense zone than the surrounding R-2/IH-1 zoning in the area.
3. The parcel is currently vacant and is already divided into two lots, which will allow the applicant's proposed two residences to be developed under the proposed R-1A/IH-1 zoning. The current C-1/IH-1 zoning would not permit the residences.
4. Allowing R-1A/IH-1 zoning on this site will permit appropriate infill development in this neighborhood. Under the IH-1 overlay, the proposed development will be subject to the recently established infill housing guidelines, established for the Oakwood and Lincoln Park neighborhoods in early 2007. This will help to ensure that the proposed development maintains compatible character and scale to the surrounding neighborhood.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. This proposal will have a minimal impact on schools and streets.
3. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With approval of the requested amendment to LDR for this site, the requested R-1A/IH-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The Central City Sector Plan proposes low density residential uses for this site, consistent with this proposal.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: R-1A (Low Density Residential)/IH-1 (Infill Housing Overlay)

Date of MPC Approval: 10/11/2007

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: 11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: