

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-J-04-PA **Related File Number:**
Application Filed: 9/23/2004 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

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
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PROPERTY INFORMATION

General Location: Northwest side Martin Luther King, Jr. Ave., southwest of McConnell St.
Other Parcel Info.:
Tax ID Number: 82 O L 017-021 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Martin Luther King, Jr. Ave., a three lane, major collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential housing **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is located between commercial and multi-family uses that have developed under R-2, C-1 and C-3 zones.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)
Requested Plan Category: MDR (Medium Density Residential)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE MDR (Medium Density Residential) Designation

Staff Recomm. (Full): An MDR designation of this site is consistent with the R-2 zoning and multi-family development found along the south side of Martin Luther King, Jr. Ave. and the commercial uses and C-3 zoning to the north along McCalla Ave. Median density housing will help to support the Five Points Commercial Center project located to the east.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. MDR designation is consistent with the R-2 zoning on most of the site and will allow development compatible with the scale and intensity of the surrounding commercial and multi-family development pattern.
2. MDR designation and R-2 zoning would permit compatible residential development of the property.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. An MDR designation would allow the site to be developed in a manner consistent with surrounding uses.
3. An MDR designation permits residential densities compatible with the scale and intensity of the adjoining C-3 and R-2 zoning and development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The proposed MDR designation and R-2 zoning are consistent with the commercial zoning and uses to the north of this site and the multi-family zoning and development to the south.
2. The site is shown as Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. The sector plan proposes Low Density Residential for the site although it is currently zoned R-2 and C-3.
4.. Medium density housing on this site will help to support the City's Five Points commercial redevelopment project, which is being financed, in part, with Empowerment Zone funds.

MPC Action: Approved MPC Meeting Date: 10/14/2004

Details of MPC action:

Summary of MPC action: APPROVE MDR (Medium Density Residential)

Date of MPC Approval: 10/14/2004 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: 11/9/2004 Date of Legislative Action, Second Reading: 11/23/2004

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: