

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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www.knoxmpc.org

File Number: 10-R-04-RZ **Related File Number:**
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: GEER R. GIPSON
Owner:

PROPERTY INFORMATION

General Location: Southeast side Scottish Pike, south of Clancy Ave.
Other Parcel Info.:
Tax ID Number: 108 E D 030 **Jurisdiction:** City
Size of Tract: 13670 square feet
Accessibility: Access is via Scottish Pike, minor collector street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: Single family residential **Density:**
Sector Plan: South City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residence is within an older, predominately residential, area that has been zoned I-3 for many years.

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

Street: 2518 Scottish Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted for this site, but other residences in the area have been rezoned to R-1A in last two years.

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE R-1A (Low Density Residential) zoning

Staff Recomm. (Full): R-1A zoning is consistent with the residential use of this property and other residences found along this section of Scottish Pike. The sector plan and One Year Plan propose low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed rezoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other residential properties in the area, which were previously zoned I-3, have been rezoned to R-1A in the past.
3. R-1A is a more suitable zone than I-3 for the established residential use of the property.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are in place to serve this property.
2. The request will have no impact on schools and streets.
3. The requested zoning change will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The City of Knoxville One Year Plan and the South City Sector Plan propose low density residential uses for this site, consistent with this request.
2. There is a good chance that other residential properties in this neighborhood, currently zoned I-3, will be requested for residential zoning in the future.
3. This is a neighborhood in which the I-3 industrial zoning is not consistent with the established residential land uses. A general rezoning study of the area to a residential district may need to be considered at some point in the future.

If approved, this item will be forwarded to Knoxville City Council for action. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

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

Details of MPC action:

Summary of MPC action: APPROVE R-1A (Low 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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: