# CASE SUMMARY

**APPLICATION TYPE: REZONING** 





| General Location:   | Generally south of Fairmont Blvd, east of N. Broadway, north of Springs Rd. | Washington Pike | e and west of Whittle |
|---------------------|---|-----------------|-----------------------|
| Other Parcel Info.: |   |                 |                       |
| Tax ID Number:      | 999 999999  | Jurisdiction:   | City                  |
| Size of Tract:      |   |                 |                       |

Accessibility:

#### GENERAL LAND USE INFORMATION

| Existing Land Use:    | Low density residenti                  | al housing               |          |
|-----------------------|--|--------------------------|----------|
| Surrounding Land Use: |  |                          |          |
| Proposed Use:         | Same                                   |                          | Density: |
| Sector Plan:          | East City                              | Sector Plan Designation: |          |
| 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:    | Current zone                                |
|--------------------|---|
| Former Zoning:     |   |
| Requested Zoning:  | Current zone /IH-1 (Infill Housing Overlay) |
| Previous Requests: |   |
| Extension of Zone: | No  |
| History of Zoning: | None noted                                  |

#### PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

**Requested Plan Category:** 

KNOXVILLE·KNOX COUNTY

METROPOLITAN P L A N N I N G C O M M I S S I O N

Suite 403 • City County Building 4 0 0 M a i n S t r e e t

Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

N E S S E

Е

Ν

### 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   | CACTION AND DISPOSITIO  | N  |
|------------------------|---|---|--|
| Planner In Charge:     | Jeff Archer   |   |  |
| Staff Recomm. (Abbr.): | Approve IH-1 (Infill<br>Knoxville Infill Hous   |   | including an amendment to the Heart of   |
| Staff Recomm. (Full):  | Edgewood Park nei<br>This is a neighborhi<br>it contains a variety<br>Traditional and Ran<br>that an infill housing<br>housing on vacant p<br>existing houses tha<br>some blocks in this  | year, City Council asked MPC to examine the potential for an infill housing overlay in the<br>Park neighborhood (the area south of Fairmont Boulevard toward Whittle Springs Road).<br>ighborhood that was platted and largely developed during the 1920 to 1950 period. As such,<br>a variety of housing styles (Craftsman, Dutch Colonial Revival, Tudor Revival, Minimal<br>and Ranch). In examining the area, MPC staff found that there were essentially two issues<br>housing overlay could address in fostering neighborhood stability: (1) complementary new<br>vacant parcels or land that is cleared for redevelopment, and (2) compatible changes to<br>uses that respect the overall investment that is occurring in the neighborhood. Because<br>s in this neighborhood have a greater mix of pre- and post- World War II era housing, a new<br>eing recommended for inclusion to the previously adopted guidelines (that is, Section 12). |  |
|                        | neighborhood revie<br>owners in the propo<br>provided an overvie<br>variances) and the<br>Almost all those in a   | w of the zoning amendment and the pro-<br>osed overlay district via postcard, a measure of the overlay, its implications (include<br>revised guideline provisions. Approximations   | ding measures that avoid the need for most<br>ately 40 to 50 people attended the meeting.<br>the overlay; five or six people noted that they |
| Comments:              | Earlier this year, City Council asked MPC to examine the potential for an infill housing overlay in the Edgewood Park neighborhood (the area south of Fairmont Boulevard toward Whittle Springs Road). This is a neighborhood that was platted and largely developed during the 1920 to 1950 period. As such, it contains a variety of housing styles (Craftsman, Dutch Colonial Revival, Tudor Revival, Minimal Traditional and Ranch). In examining the area, MPC staff found that there were essentially two issues that an infill housing overlay could address in fostering neighborhood stability: (1) complementary new housing on vacant parcels or land that is cleared for redevelopment, and (2) compatible changes to existing houses that respect the overall investment that is occurring in the neighborhood. Because some blocks in this neighborhood have a greater mix of pre- and post- World War II era housing, a new section is being recommended for inclusion to the previously adopted guidelines (that is, Section 12). |   |  |
| MPC Action:            | Approved  |   | MPC Meeting Date: 10/11/2007   |
| Details of MPC action: |   |   |  |
| Summary of MPC action: | R-1 (Low Density Residential/IH-1 (Infill Housing Overlay) including an amendment to the Heart of<br>Knoxville Infill Housing Guidelines  |   |  |
| 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 as<br>Modified |  |
| If "Other":                 |                        | If "Other":  |                         |  |
| Amendments:                 |                        | Amendments:  |                         |  |
|                             |                        | Waived 17-day waiting period. Effective immediately.   |                         |  |
| Date of Legislative Appeal: |                        | Effective Date of Ordinance:                           |                         |  |