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

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