

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: 11-C-03-RZ **Related File Number:**
Application Filed: 9/25/2003 **Date of Revision:**
Applicant: EVELYN CARRINGER
Owner:

PROPERTY INFORMATION

General Location: Southeast side Scottish Pike, south of Clancy Ave.
Other Parcel Info.:
Tax ID Number: 108 E D 23 **Jurisdiction:** City
Size of Tract: 10000 square feet
Accessibility: Access is via Scottish Pike a minor collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Residences **Density:**
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within an older residential neighborhood that was zoned I-3 years ago in preparation for industrial development that never occurred.

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

Street: 2606 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: Yes
History of Zoning: Property was zoned I-3 In the 1950's

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 permits uses consistent with surrounding residential uses and will permit the residential redevelopment of this lot. The One Year Plan and the South City Sector Plan propose low density residential use for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed R-1A zoning change will allow residential uses compatible with the scale and intensity of the surrounding residential land uses and proposed low density residential zoning pattern. The current I-3 zoning does not reflect the predominant land use of the area.
2. The property is near residential uses zoned I-3. The lot sizes of the area are incompatible with industrial redevelopment without the need for numerous setback variances, or the need to combine several parcels into one development site.
3. Many properties along Scottish Pike are zoned I-3, although few properties have been developed with industrial uses. The residential lot sizes and older housing stock are in a price range that cannot be produced in today's market, but are still needed by segments of the community's population. These properties should not be zoned for industrial use.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
2. There will be no impact on schools and minimal impact on the street system.
3. The proposal will have little effect on adjacent properties as they are compatible with uses allowed under R-1A zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The request is consistent with the One Year Plan's proposal for low density residential use for this site.
2. The South City Sector Plan proposes low density residential uses for the site.
3. Staff anticipates that other property in the area could be requested for residential zoning in the future, as many parcels are already developed residentially.

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

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

Date of MPC Approval: 11/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 12/9/2003

Date of Legislative Action, Second Reading: 12/23/2003

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: