

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-C-19-RZ **Related File Number:**
Application Filed: 9/25/2019 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: Northwest quadrant of the intersection of Beal Bourne Street and Martin Luther King, Jr. Avenue
Other Parcel Info.:
Tax ID Number: 82 F N 024, 023 & 022 **Jurisdiction:** City
Size of Tract: 0.57 acres
Accessibility: Vehicular access will be from the unnamed alley off of Beal Bourne Street. The alley has a pavement width of approximately 8 feet and a right-of-way width of 16 feet. Beal Bourne Street is a local road with a pavement width of 25 feet and a right-of-way width of 49 feet. Martin Luther King Jr. Avenue is a major collector, but the properties will not be accessed by Martin Luther King Jr. Avenue.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi-Public; vacant parcels
Surrounding Land Use:
Proposed Use: Infill Housing (duplexes) **Density:** 11.53 du/ac
Sector Plan: East City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This is a predominantly single family residential area, though a mortuary is to the south across Beal Bourne Street and Austin East High School is to the southwest across Martin Luther King, Jr. Avenue.

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

Street: 2901 , 2907, and 2909 Martin Luther King, Jr., Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) & C-1 (Neighborhood Commercial)
Former Zoning:
Requested Zoning: RN-4 (General Residential Neighborhood)
Previous Requests: 8-F-198-RZ
Extension of Zone: No
History of Zoning: 2907 Martin Luther King Jr. Avenue (middle parcel) was rezoned from R-2 (General Residential) to C-1 (Neighborhood Commercial) in September, 1998.

PLAN INFORMATION (where applicable)

Housing Committee approval, the applicants are required to provide landscaping (or fencing) around the parking area and shade trees in both the front and rear yards per the Heart of Knoxville Infill Housing Design Guidelines.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This request is consistent with the sector plan's TDR designation.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
3. The requested zone is in compliance with all other plans.

Action: Approved with Conditions **Meeting Date:** 11/14/2019

Details of Action:

Summary of Action: The Planning Commission approved RN-4 (General Residential Neighborhood) zoning for these parcels upon enactment of the new zoning code on January 1, 2020, subject to the condition that perimeter landscaping be installed around the parking pad per Section 12.5 of the new zoning ordinance, "Parking Lot Perimeter Landscape Yard", because it is consistent with the sector plan designation of TDR (Traditional Neighborhood Residential).

Date of Approval: 11/14/2019 **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: 12/17/2019 **Date of Legislative Action, Second Reading:**

Ordinance Number: O-195-2019 **Other Ordinance Number References:**

Disposition of Case: Approved (Emergency) **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

As amended on emergency

Date of Legislative Appeal: **Effective Date of Ordinance:**