

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: 12-A-12-RZ **Related File Number:**
Application Filed: 10/5/2012 **Date of Revision:**
Applicant: BRIAN E. WAGNER

PROPERTY INFORMATION

General Location: West side Irwin St., north of Gill Ave.
Other Parcel Info.:
Tax ID Number: 81 M R 015 **Jurisdiction:** City
Size of Tract: 7075 square feet
Accessibility: Access is via Irwin St., a local street with 24' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Continued residential use **Density:**
Sector Plan: Central City **Sector Plan Designation:** MDR/O
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This block is developed primarily with residential uses, despite the majority of properties being zoned C-3.

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

Street: 907 Irwin St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: R-2 (General Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.

Staff Recomm. (Full): R-2 zoning is consistent with the use of this parcel, as well as surrounding land uses.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. R-2 zoning will allow the subject property to be improved for continued residential use, consistent with adjacent land uses.
2. There are two other parcels in this block that are currently zoned residential. There is an R-2 property to the north and an RP-1 property to the west.
3. Under R-2 zoning, the site can be improved or expanded for continued residential uses, which could not be done under the current C-3 zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant proposes to continue residential use of the site under R-2 zoning.
2. The lot is currently developed with a residence, so approval of the proposed R-2 zoning will have a minimal impact on surrounding properties.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

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. Both City of Knoxville One Year Plan and the Central City sector plan propose medium density residential or office uses, consistent with R-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 12/13/2012

Details of Action:

Summary of Action: R-2 (General Residential)

Date of Approval: 12/13/2012

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: 1/8/2013

Date of Legislative Action, Second Reading: 1/22/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved as Modified

If "Other":

If "Other":

Amendments:

Amendments:

Effective Immediately

Date of Legislative Appeal:

Effective Date of Ordinance: