

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: 2-S-06-RZ **Related File Number:**
Application Filed: 1/18/2006 **Date of Revision:**
Applicant: BRUNER INVESTMENTS LLC, CARL BRUNER
Owner:

PROPERTY INFORMATION

General Location: North side W. Emerald Ave., east side McSpadden St.
Other Parcel Info.:
Tax ID Number: 81 O K 034 **Jurisdiction:** City
Size of Tract: 0.19 acres
Accessibility: Access is via McSpadden St., and W. Emerald Ave., both local streets with 24' of pavement within 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of an older residential neighborhood that has developed under R-1A and R-2 zoning with limited C-3 zoning for neighborhood serving commercial uses.

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

Street: 945 W Emerald Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: None noted

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 is consistent with the residential use of this site and the residential uses and zoning surrounding the property. The sector and One Year plans propose MDR and MU(MDR,NC, GC) for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is located in a transitional area of commercial, office and apartment development with a single-family residential neighborhood located to the northeast and apartments to the west and southwest.
2. The residential use is consistent with the surrounding property uses.

THE EFFECTS OF THE PROPOSAL

1. The rezoning of the subject property to R-1A for the existing residence will have no impact on schools and area streets. Public water and sewer are in place to serve this site.
2. This rezoning may lead to additional requests to convert C-3 zones to R-1A as residential revitalization of the area continues.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The R-1A rezoning is compatible with the MDR Sector Plan proposal for this site
2. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

MPC Action:

Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action:

Approval of R-1A (Low Density Residential)

Date of MPC Approval:

2/9/2006

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:

3/14/2006

Date of Legislative Action, Second Reading: 3/28/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: