

# 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:** 3-F-09-RZ  
**Application Filed:** 1/26/2009  
**Applicant:** TIM NICHOLS

**Related File Number:**  
**Date of Revision:**

### PROPERTY INFORMATION

**General Location:** Northeast side Tippins Dr., northwest of Lewis Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 122 L B 007, 008 OTHER: PORTIONS ZONED I-3 **Jurisdiction:** City  
**Size of Tract:** 8000 square feet  
**Accessibility:** Access is via Tippins Dr., a local street with 16' of pavement width within 30' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Residence **Density:**  
**Sector Plan:** South County **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has a mix of residential and industrial uses under I-3, R-1 and RA zoning.

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

**Street:** 4414 Tippins Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** R-1 (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-1 from the northeast  
**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-1 (Low Density Residential) zoning.

Staff Recomm. (Full):

R-1 is a logical extension of zoning from the northeast and is consistent with both the One Year Plan and the sector plan.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

- 1. Low density residential uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. There are more residential uses in the area than industrial. The subject property has R-1 or RA zoning on three of four sides.
- 3. R-1 zoning provides the applicant the opportunity to rebuild a house on this property, which would not be permitted under the current I-3 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

- 1. The R-1 zone, as described in the zoning ordinance, is intended to provide areas for low density residential development.
- 2. R-1 is a much less intense zone than the current I-3 zoning and is appropriate for this site.

THE EFFECTS OF THE PROPOSAL:

- 1. Public water and sewer utilities are available to serve this site.
- 2. The proposal will have a minimal impact on schools and the street system. The potential traffic impact is much less than what it could be under the current I-3 zoning.
- 3. R-1 zoning will have a minimal impact on adjacent properties, all of which are zoned for similar or higher intensity uses.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

- 1. The City of Knoxville One Year Plan and the South County Sector Plan both propose low density residential uses for this site, consistent with this proposal.
- 2. Approval of this rezoning could lead to future R-1 or RA requests, if the additional housing demand occurs in the area.

MPC Action:

Approved

MPC Meeting Date: 3/12/2009

Details of MPC action:

Summary of MPC action:

R-1 (Low Density Residential)

Date of MPC Approval:

3/12/2009

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:

4/7/2009

Date of Legislative Action, Second Reading: 4/21/2009

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:**