

# CASE SUMMARY

**APPLICATION TYPE: GENERAL 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 3-F-12-RZ                      **Related File Number:**  
**Application Filed:** 1/30/2012              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

**General Location:** Southwest side Johnston St., southeast of Heiskell Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 I G 004 & 005                      **Jurisdiction:** City  
**Size of Tract:** 14000 square feet  
**Accessibility:** Access is via Johnston St., a minor collector street with 30' of pavement width within 55-65' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Johnston St. is primarily developed with and zoned for residential uses under R-1A zoning. Properties along Heiskell Ave. and to the east toward I-275 have some commercial uses under C-3 and I-3 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-1 (Neighborhood Commercial) / IH-1 (Infill Housing Overlay)  
**Former Zoning:**  
**Requested Zoning:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-1A from the north, south and west  
**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-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning.

**Staff Recomm. (Full):** R-1A/IH-1 zoning is a logical extension of zoning from the north, south and west. R-1A/IH-1 zoning is consistent with the residential zoning in most of the Lonsdale neighborhood and is consistent with the One Year Plan and sector plan designations for the parcels.

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

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. R-1A/IH-1 zoning is in place on most of the adjacent Lonsdale neighborhood. This proposal is an extension of that zoning pattern.
3. The proposal is a logical extension of existing zoning from adjacent properties to the north, south and west.
4. Rezoning to R-1A will allow the sites to be developed with residential uses, as proposed by the Knoxville Community Development Department.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. Based on the above general intent, this area is appropriate for R-1A zoning.
3. The IH-1 overlay will be maintained. This overlay district applies to residential development only and is intended to foster infill development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would have no impact on streets or schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. The rezoning of the recommended parcels to R-1A/IH-1 will allow new residential development, future improvements, expansion or rebuilding of the existing residential structures located in the area, while retaining the IH-1 overlay regulations that would be applicable for any changes visible from the street. Residential building permits can clearly be issued within the R-1A/IH-1 zone, as opposed to the current C-1/IH-1 zoning. Also, difficulties with financing for residential development should be lessened as a result of this zoning change.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes Mixed Uses (LDR-Low Density Residential, MDR-Medium Density Residential and NC-Neighborhood Commercial) uses for the subject parcels, consistent with proposal.
2. The Central City Sector Plan proposes LDR (Low Density Residential) uses for the subject parcels, consistent with the proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 3/8/2012

**Details of Action:**

**Summary of Action:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)  
**Date of Approval:** 3/8/2012      **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:** 4/3/2012      **Date of Legislative Action, Second Reading:** 4/17/2012  
**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:**