

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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: 4-A-12-PA **Related File Number:** 4-A-12-RZ
Application Filed: 2/10/2012 **Date of Revision:**
Applicant: PHILIP IRMINGER AND ELISE IRMINGER

PROPERTY INFORMATION

General Location: Northeast side Western Ave., northwest of Major Ave.
Other Parcel Info.:
Tax ID Number: 94 G J 020 **Jurisdiction:** City
Size of Tract: 12000 square feet
Accessibility: Access is via Western Ave., a major arterial street with 50' of pavement width within 75-85' of right-of-way in this section.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
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: This area is developed with a mix of uses under R-1A, R-2, C-1, C-3 and I-3 zoning.

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

Street: 2265 Western Ave
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: GC (General Commercial)
Requested Plan Category: MDR (Medium Density Residential)

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 MDR (Medium Density Residential) One Year Plan designation.

Staff Recomm. (Full):

Medium density residential use is appropriate for this site, which is developed with a residence and located along a major arterial street. This amendment will bring the One Year Plan into consistency with the current and proposed future residential use of the subject property. MDR uses would be compatible with the surrounding land uses and zoning pattern.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
A. NEW ROAD OR UTILITY IMPROVEMENTS - No known improvements to Western Ave. have occurred in recent years, but it is scheduled for improvements in the near future to the west. The existing streets and utilities are sufficient to accommodate the proposed use of the site.
B. ERROR OR OMISSION IN CURRENT PLAN - The current One Year Plan proposes general commercial uses for this area, consistent with the current C-3 zoning. Staff has recommended amending the plan to medium density residential, as this designation is consistent with both the existing and proposed use of the property involved.
C. CHANGES IN GOVERNMENT POLICY - No changes in government policy impact this proposal.
D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - This site has been zoned C-3 for general commercial uses for many years, but residential continues to be the only use desired. In order to allow future residential improvements, the plan should allow for residential uses.

Action:

Approved

Meeting Date: 4/12/2012

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE MDR (Medium Density Residential) One Year Plan designation.

Date of Approval:

4/12/2012

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: 5/15/2012

Date of Legislative Action, Second Reading: 5/29/2012

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: