

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**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  
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  
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w w w • k n o x m p c • o r g

**File Number:** 4-A-12-RZ                      **Related File Number:** 4-A-12-PA  
**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:**

**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:**

**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:**  
**History of Zoning:**

**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 R-2 (General Residential) zoning.

Staff Recomm. (Full):

R-2 zoning is an extension of zoning from the east and west and is consistent current residential use of the property.

Comments:

REZONING REQUIREMENTS:

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

1. The request is an extension of R-2 zoning from the east and west and is compatible with the scale and intensity of surrounding development and zoning.
2. The subject property is developed with a residential structure, consistent with the requested R-2 zoning.
3. This site has been zoned C-3 for general commercial uses for many years, but residential continues to be the only use desired. The requested R-2 zoning will allow future residential improvements.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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 EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Western Ave. is a major arterial street, sufficient to handle additional traffic that may be generated by R-2 development of the site.
3. The impact of the proposed rezoning should be minimal, as there is a mix of various zones and development in the area, including more intense commercial and industrial zoning.
4. The applicant wishes to establish R-2 zoning on the site for continued residential use of the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to medium density residential, R-2 zoning is consistent with the City of Knoxville One Year Plan.
2. With the recommended amendment to medium density residential, R-2 zoning is consistent with the Central City Sector Plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 4/12/2012

Details of Action:

Summary of Action:

R-2 (General Residential)

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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**