

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: 4-B-09-RZ **Related File Number:** 4-B-09-PA
Application Filed: 2/11/2009 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: North and south sides Washington Ave., west side N. Bertrand St., east of Winona St.
Other Parcel Info.:
Tax ID Number: 82 P G 001-015 OTHER: 082PF009-015, 082IL022-035, 0 **Jurisdiction:** City
Size of Tract: 11 acres
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:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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) / H-1 (Historic Overlay) zoning.

Staff Recomm. (Full):

R-1A zoning with the H-1 overlay is more consistent with the development within the subject area, is consistent with the sector plan and is an extension of zoning from the north, south and east.

Comments:

REZONING REQUIREMENTS:

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

1. The proposed LDR designation and R-1A zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are extensions from the north, south and east.
3. The proposal is consistent with the sector plan designation of LDR for this area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide areas for low to medium population density. The principal use of land may range from houses to low density multi-dwelling structures or developments.
2. Based on the above general intent, this area is appropriate for R-1A zoning.
3. The H-1 overlay will remain on these properties, to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee and the United States of America. It is the intent of the overlay district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any structure which is located in an H-1 district. The overlay district is not intended, however, to regulate the use of land or structures.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools or the street system.
3. The proposal is for a lower impact plan designation and zoning, so it should have no negative impact on adjacent properties.
4. Any residential lots containing more than two dwelling units would not be in conformance with the R-1A zone as permitted uses. However, if there are parcels containing more than two dwelling units, they would likely be grandfathered under the new R-1A zoning. Also, since Washington Ave. is classified as a minor collector street, multi-dwelling structures may be considered as a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes low density residential uses for this site, consistent with the requests.
2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests brings this area into consistency with its surrounding neighborhood.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

R-1A (Low Density Residential) / H-1 (Historic Overlay)

Date of Approval:

4/9/2009

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: 5/5/2009

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 5/19/2009

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: