

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-D-07-PA **Related File Number:** 4-R-07-RZ
Application Filed: 3/5/2007 **Date of Revision:**
Applicant: TED SHELTON AND TRICIA STUTH

PROPERTY INFORMATION

General Location: North side Gill Ave., east side Stewart St.
Other Parcel Info.:
Tax ID Number: 81 M R 017 **Jurisdiction:** City
Size of Tract: 0.26 acre
Accessibility: Access is via Gill Ave., and Stewart St., both local two lane streets with 20' pavements within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Three residential structures (5 dwelling units) **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This historic residence is part of an older mixed use business/residential area that has occurred under C-3 and O-1 zones.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-3 (High Density Residential) / H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: Property was rezoned from C-3 to O-1 in the 1980.(7-B-80-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: MU (Mixed Uses) (O, GC, LDR)
Requested Plan Category: MU (Mixed Uses) (O, GC, HDR)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE Mixed Use (O/MDR) designation. The applicant requested MU including HDR (High Density Residential) Designation limited to three single family or duplex structures on the site.

Staff Recomm. (Full): The recommended MU (O/MDR) designation would allow the site to be rebuilt to its former historic character, which consisted of three residential structures on the parcel, and will be consistent with the surrounding commercial and residential development pattern. The adopted plans for the site propose Mixed Use (Office, General Commercial, Low Density Residential) uses.

Comments:

MPC Action: Approved as Modified

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action: MU (Mixed Uses) (Office, Medium Density Residential)

Date of MPC Approval: 4/12/2007

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: 5/8/2007

Date of Legislative Action, Second Reading: 5/22/2007

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: