

**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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 4-E-18-RZ                      **Related File Number:** 4-C-18-PA  
**Application Filed:** 2/5/2018              **Date of Revision:**  
**Applicant:** B.J. MURRIAN

**PROPERTY INFORMATION**

**General Location:** Northeast side Johnston St., northwest of Heiskell Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 81 H E 014                      **Jurisdiction:** City  
**Size of Tract:** 5500 square feet  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Detached residence                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** NC  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 3208 Johnston St  
**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:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

**Current Plan Category:** NC (Neighborhood Commercial)  
**Requested Plan Category:** TDR (Traditional Neighborhood 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-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning

**Staff Recomm. (Full):** R-1A/IH-1 is a logical extension of zoning from the north, and is compatible with the surrounding land uses and zoning pattern.

**Comments:** REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. With the recommended plan amendments (4-C-18-PA & 4-C-18-SP), R-1A/IH-1 zoning is consistent with both the sector plan and One Year Plan designations for the property.
- 2. R-1A/IH-1 uses will be compatible with the surrounding land uses and zoning pattern.
- 3. R-1A/IH-1 is a logical extension of zoning from the north.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. R-1A zoning 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. Multi-dwelling, attached development would not be permitted at this location, because the site does front on a collector or arterial classified street. The proposed duplex would be permitted.
- 2. Based on the above description, and the proposed and surrounding uses, R-1A/IH-1 is an appropriate zone for this site.
- 3. The existing IH-1 zoning overlay will remain in place, regardless of the change in base zoning. The IH-1 overlay includes guidelines for new residential development. Any new residential proposal for the property will be subject to approval by the Infill Housing Committee.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

- 1. R-1A/IH-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 2. The impact on the street system will depend on the type of development proposed. The applicant has indicated that the property is proposed to be developed with a detached dwelling.
- 3. Public water and sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. With the recommended amendments to the Central City Sector Plan and the City of Knoxville One Year Plan, R-1A/IH-1 zoning will be consistent with the adopted plans for the area.
- 2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved

**Meeting Date:** 4/12/2018

**Details of Action:**

**Summary of Action:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay)

**Date of Approval:** 4/12/2018

**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:** 5/8/2018

**Date of Legislative Action, Second Reading:** 5/22/2018

**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:**