

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-R-07-RZ **Related File Number:** 4-D-07-PA
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:

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:

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:
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE RP-1/H-1 (Planned Residential)/(Historic Overlay) zoning
APPROVE a density up to 24 du/ac.

Staff Recomm. (Full):

The RP-1/H-1 zoning at a density up to 24 du/ac. will allow the owners to pursue redevelopment of the site with three residential structures as they existed in the early 1900's with a minimum of variances.

Comments:

NEED AND JUSTIFICATION FOR PROPOSAL

1. A Mixed Use (O/MDR) designation and RP-1/H-1 zoning district are compatible with the surrounding commercial and residential development and zoning pattern. The RP-1 zone will permit the applicant to seek use on review approval from MPC to reconstruct two additional residential structures on the site as they existed in the early 1900's.
2. Approval of the staff recommended RP-1 zoning will allow public review of the reconstruction plans for the residential structures as they were in the early 1900's, prior to development. The H-1 Historic Overlay also requires approved by the Historic Zoning Commission prior to issuance of a building permit.

EFFECTS OF THE PROPOSAL

1. The Mixed Use (O/MDR) development of this site will be compatible with other development found in the area that includes established warehouse/wholesaling, medical, office, medium density and single family residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to the City of Knoxville One Year Plan to MU (O/MDR), the RP-1 zoning request will be consistent with the plan.
2. The Central City Sector Plan proposes low density residential use for this area.
3. Approval of these requests is not expected to lead to additional requests in the future because of area development and commercial zoning.
4. Both the Downtown North I-275 Corridor Redevelopment & Urban Renewal Plan and Broadway Central Emory Place Study show this site for low density residential use reflecting the current R-1 zoning. This approval would amend those plans to MU (O/MDR) for this site, which is supported by staff.

MPC Action:

Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action:

RP-1 (Planned Residential)/H-1 (Historic Overlay) at a density up to 24 dwelling units per acre

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 Board of Zoning Appeals

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: