

# CASE SUMMARY

APPLICATION TYPE: ORDINANCE 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: 5-B-07-OA                      Related File Number:  
Application Filed: 4/25/2007              Date of Revision:  
Applicant: METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 999 999                      Jurisdiction:  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan:                                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street:  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason: amend Article 6, Sections C and F and associated sections of the Knoxville Zoning Ordinance regarding continued use of low density residential properties in identified commercial and industrial districts when damaged or destroyed by fire or other disaster

## ZONING INFORMATION (where applicable)

Current Zoning:  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
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.:    amend Article 6, Sections C and F and associated sections of the Knoxville Zoning Ordinance regarding continued use of low density residential properties in identified commercial and industrial districts when damaged or destroyed by fire or other disaster

**MPC ACTION AND DISPOSITION**

Planner In Charge:            Mike Carberry

Staff Recomm. (Abbr.):        Approval of the amendment

Staff Recomm. (Full):

Comments:                      In the 1960s, as part of Urban Renewal Programs, older residential areas were rezoned for industrial uses to foster economic development. However, programs to consolidate small lots, often used with houses, were not forthcoming. Consequently, many dozens of residential properties were left among an occasional industrial operation. Such areas as North Knoxville (particularly east and west of Baxter Avenue), the Cherry Street area, and Marble City (south of Sutherland Avenue) are representative of the situation.

In recent years, occasional rezonings have been requested to allow residential uses in such areas. Rather than place individuals in a situation to have to rezone individual properties, this amendment provides the recognition that such housing can continue as a viable use in certain districts.

A similar, but less common, phenomenon occurs along sections of C-3 commercial corridors. For instance, along Magnolia Avenue, which was once lined with houses and apartments, there are over twenty houses or duplexes which are now vacant. This amendment provides the opportunity to inject life back into such properties without having to provide an office or commercial use.

Amendment purposes: This amendment would create a provision to allow continued use of houses and duplexes in industrial and commercial zoning districts should such residential properties be lost to fire or related disaster or be vacated for a period of six months. The objectives in creating this provision are:

- 1) To offer the potential for property owners and developers to pursue mortgages for the continued use or reuse of residential properties within commercial and industrial districts;
- 2) To provide affordable housing, especially because the houses in the areas are smaller, older units which can meet the needs of low to moderate income households.
- 3) To allow an extension in the useful life of a residential structure that could otherwise result in vacant, unused and/or blighted property.
- 4) To resolve problems with redevelopment of substandard lots of record.

MPC Action:                      Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:        5/10/2007

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:** 6/5/2007

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/19/2007

**Other Ordinance Number References:** O-141-07

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**