APPLICATION TYPE: ORDINANCE AMENDMENT

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

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Sector Plan:

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:

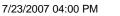
Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:



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Jurisdiction:

Density:

Sector Plan Designation:

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

	MP	C ACTION AND DISP	OSITION	
Planner In Charge:	Mike Carberry			
Staff Recomm. (Abbr.):	Approval of the arr	nendment		
Staff Recomm. (Full):				
Comments:	uses to foster ecor houses, were not f an occasional indu	nomic development. However, orthcoming. Consequently, m istrial operation. Such areas as	s, older residential areas were rezoned for industrial programs to consolidate small lots, often used with any dozens of residential properties were left among s North Knoxville (particularly east and west of Baxter v (south of Sutherland Avenue) are representative of	
	Rather than place	individuals in a situation to have	requested to allow residential uses in such areas. ve to rezone individual properties, this amendment ontinue as a viable use in certain districts.	
	instance, along Ma twenty houses or c	agnolia Avenue, which was one duplexes which are now vacan	along sections of C-3 commercial corridors. For ce lined with houses and apartments, there are over t. This amendment provides the opportunity to inject rovide an office or commercial use.	
	duplexes in industr	rial and commercial zoning dis	reate a provision to allow continued use of houses and tricts should such residential properties be lost to fire or 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	Date of Legislative Action, Second Reading:	6/19/2007
Ordinance Number:		Other Ordinance Number References:	O-141-07
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	