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
4 0 0   M a i n   S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number:	5-C-07-RZ	**Related File Number:**	
Application Filed:	3/15/2007	**Date of Revision:**	
Applicant:	LEIGH A. BURCH III / TERMINUS REAL ESTATE		

PROPERTY INFORMATION

General Location: West side of Irwin St., south side of Silver Pl.

Other Parcel Info.:

Tax ID Number: 81 M R 003   **Jurisdiction:** City

Size of Tract: 5700 square feet

Accessibility: Access is via Irwin St., a local street with 22' of pavement width within a 40' right-of-way and Silver Pl., a local street with 22' of pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Residence   **Density:**

Sector Plan: Central City   **Sector Plan Designation:** MU, O, GC, LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This 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: 929 Irwin St

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)

Former Zoning:

Requested Zoning: R-2 (General Residential)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site.

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:	Kelley Schlitz
Staff Recomm. (Abbr.):	APPROVE R-2 (General Residential) zoning.
Staff Recomm. (Full):	The R-2 zoning will allow the owners to pursue redevelopment of the site with a residential structure as it existed in the early 1900's with a minimum number of variances.

Comments:

NEED AND JUSTIFICATION FOR PROPOSAL
1. The R-2 zoning is compatible with the surrounding commercial and residential development and zoning pattern.
2. The R-2 zone will permit the applicant to bring the existing residence into compliance with the zoning regulations as they existed in the early 1900's.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and minimal impact on the street system.
3. The R-2 zone will permit the applicant to bring the existing residences into compliance with the zoning regulations.
4. The recommended R-2 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The recently approved Downtown North I-275 Corridor Redevelopment & Urban Renewal Plan proposes medium density residential and office uses for this area.
2. This site is located within the Urban Growth Area of the Growth Policy Plan map.
3. This request may lead to future rezoning requests in the immediate area.

MPC Action:	Approved	**MPC Meeting Date:**	5/10/2007
Details of MPC action:			
Summary of MPC action:	R-2 (General Residential)		
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:**	
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	