

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-N-07-RZ
Application Filed: 4/11/2007
Applicant: KYLE WALTERS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side Moreland Ave., northeast of Lee St.

Other Parcel Info.:

Tax ID Number: 81 N K 016

Jurisdiction: City

Size of Tract: 0.04 acres

Accessibility: This site is one of two parcels accessed exclusively via Moreland Ave., a one lane local street with 11' of pavement within a 12' right-of-way. This right-of-way appears to have been platted as an alley, but converted to a named street at a later date.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Residence

Density:

Sector Plan: Central City

Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This residential site is located in a mixed use area of businesses, residences and a church which have occurred in an I-2 zone.

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

Street: 210 Moreland Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)

Former Zoning:

Requested Zoning: O-1 (Office, Medical, and Related Services)

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted for this site, but other residential property in the has been rezoned to O-1 in recent years

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 O-1 (Office Medical and Related Services) District

Staff Recomm. (Full): O-1 zoning will make the existing residence on this site a conforming use and meet the nonconforming zoning concern of the lending institution financing the sale of this residence. The O-1 zone is compatible with surrounding mixed uses and I-2 zoning, as well as the One Year Plan proposal of mixed use office, general commercial or light industrial uses. The staff is developing a zoning amendment that will protect and allow redevelopment of residentially developed properties zoned industrial, without having to apply for rezoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. O-1 zoning of this site for residential use would be compatible with established commercial and industrial uses in the area. The surrounding property is zoned I-2 and developed with businesses, residences and a church.
3. The site is developed with a renovated residential dwelling. The applicant is selling the house, but can not obtain permanent financing due to residential uses not being permitted in the I-2 zone. The Moreland Dr. access is built to an alley standard and has been designated as one-way to accommodate it's narrow pavement width.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The O-1 rezoning to accommodate the existing residence will have a minimal impact on streets and schools.
- 3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan proposes mixed uses, (LI, GC and O), consistent with this proposal.
- 2. The Central City Sector Plan proposes light industrial use for this site, but the site is developed with a house.
- 3. The staff is developing a zoning amendment that will protect and allow redevelopment of residentially developed properties zoned industrial, without having to apply for rezoning. If that amendment is not approved, it may lead to future requests for O-1 or other zones on surrounding residential properties in the area, consistent with the mixed use designation on the One Year Plan.

MPC Action: Approved

MPC Meeting Date: 5/10/2007

Details of MPC action:

Summary of MPC action: O-1 (Office Medical and Related Services)

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:

Disposition of Case, Second Reading: Approved as Modified

If "Other":

Amendments:

17-day waiting period deleted

Effective Date of Ordinance: