

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-A-09-PA **Related File Number:** 7-A-09-RZ
Application Filed: 4/7/2009 **Date of Revision:**
Applicant: EDDIE JOE BENNETT

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
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PROPERTY INFORMATION

General Location: Northwest side Gillespie Ave., northeast of N. Sixth Ave.
Other Parcel Info.:
Tax ID Number: 82 H J 052 **Jurisdiction:** City
Size of Tract: 8700 square feet
Accessibility: Access is via Gillespie Ave., a local street with 42' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with a mix of light industrial and low density residential uses, under I-3 and R-1A zoning.

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

Street: 1603 Gillespie Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of LDR plan designation and R-1A zoning from the northeast.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)
Requested Plan Category: LDR (Low Density Residential)

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: Michael Brusseau

Staff Recomm. (Abbr.): ADOPT resolution #7-A-09-PA, amending the Knoxville One Year Plan to MU-Mixed Use (LI-Light Industrial and LDR-Low Density Residential) and recommend that City Council also adopt the One Year Plan amendment. (See attached Exhibit A.)

Staff Recomm. (Full): Adding a low density residential designation for this parcel is compatible with the surrounding development and zoning in the neighborhood. The sector plan proposes light industrial uses, which would also be acceptable under the recommendation.

Comments: ONE YEAR PLAN REQUIREMENTS:
 CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
 A. NEW ROAD OR UTILITY IMPROVEMENTS - The roads are sufficient and the utilities are in place to serve this site.
 B. ERROR OR OMISSION IN CURRENT PLAN - The parcels within the adjacent block to the northeast are developed with primarily detached single unit dwellings on individual lots, which is consistent with the proposed LDR designation.
 C. CHANGES IN GOVERNMENT POLICY - The Central City Sector Plan proposes light industrial uses for the property, consistent with the current zoning of the site. The LDR designation on the subject property will accommodate the proposed R-1A zoning, which will limit residential development to a detached house or duplex.
 D. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - The residential development within this particular block is comprised of detached houses on individual lots. That development is consistent with the proposed LDR designation and R-1A zoning.

Action: Approved

Meeting Date: 7/9/2009

Details of Action:

Summary of Action: MU-Mixed Use (LI-Light Industrial and LDR-Low Density Residential)

Date of Approval: 7/9/2009

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: 8/11/2009

Date of Legislative Action, Second Reading: 8/25/2009

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: