

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

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:

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:

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:
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-1A (Low Density Residential) zoning.

Staff Recomm. (Full): R-1A zoning is consistent with the residential use located on the site and is an extension of zoning from the northeast, consistent with the associated plan amendment recommendation.

Comments: REZONING REQUIREMENTS:
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. The proposed MU (LI, LDR) designation and R-1A zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are extensions from the northeast.
3. Maintaining the LI plan designation, while adding the LDR option, keeps the site eligible for future I-3 zoning and development, consistent with most surrounding properties. Adding LDR also allows the current residential use to remain as a use that conforms to the zoning and use of the property.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide areas for low to medium population density. The principal use of land may range from houses to low density multi-dwelling structures or developments.
2. Based on the above general intent, this site is appropriate for R-1A zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools or the street system.
3. The proposal is for a lower impact plan designation and zoning, so it should have no negative impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes light industrial uses for this site, consistent with the current zoning of the property.
2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests brings this lot into consistency with its current residential use.

Action: Approved

Meeting Date: 7/9/2009

Details of Action:

Summary of Action: R-1A (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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: