

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-B-06-PA **Related File Number:** 7-I-06-RZ
Application Filed: 6/1/2006 **Date of Revision:**
Applicant: JOHN AARON VOYLES
Owner:

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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side Morris Ave., southwest of Loraine St.
Other Parcel Info.:
Tax ID Number: 94 P B 018 **Jurisdiction:** City
Size of Tract: 0.18 acre
Accessibility: Access is via Morris St., a local street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Replace existing residential structure **Density:**
Sector Plan: Central City **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residence is in a block of predominately residential uses, which have been designated for industrial use and zoned I-3 for many years.

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

Street: 3129 Morris 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: No
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:

Surveyor:

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 Mixed Use (LI/O/MDR) designation for this site

Staff Recomm. (Full): A mixed use designation that includes MDR will allow the applicant to obtain the requested R-1A zoning and redevelop his property with a new dwelling for his family, while recognizing that the other properties in the area may continue to be developed with non-residential uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The subject property is located in a transitional area of commercial, industrial and single-family residential uses. The property's continued residential use, as permitted under the R-1A zone, is compatible with surrounding development.
2. Residential uses are located along Morris Ave. to the east, west and south.

THE EFFECTS OF THE PROPOSAL

1. The rezoning of the subject property to R-1A for the single family redevelopment will have minimal impact on schools and area streets. Public water and sewer are in place to serve this site.
2. The proposed residential use will continue the establish residential pattern in this area of Morris Ave.
3. This rezoning may lead to additional requests for residential redevelopment.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan amendment for MU designation and R-1A rezoning are consistent with the surrounding development and zoning pattern.
2. The MU (LI/O/MDR) designation and R-1A rezoning of this site for its continued residential use will not change the intensity of the LI designations proposed by the Central City Sector Plan for the surrounding property.
3. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

MPC Action: Approved as Modified

MPC Meeting Date: 7/13/2006

Details of MPC action:

Summary of MPC action: Mixed Use (LI/O/MDR)

Date of MPC Approval: 7/13/2006

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: 10/10/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied (Withdrawn)

Disposition of Case, Second Reading:

If "Other": Postponed to 8/15, 9/12

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: