

CASE SUMMARY

APPLICATION TYPE: GENERAL REZONING ONE YEAR PLAN AMENDMENT

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

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File Number: 7-B-12-RZ **Related File Number:** 7-B-12-PA
Application Filed: 5/18/2012 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: North side Emoriland Blvd., east side N. Broadway
Other Parcel Info.:
Tax ID Number: 69 L H 017 & 018 **Jurisdiction:** City
Size of Tract: 0.65 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: East City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1517 Emoriland Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) / H-1 (Historic Overlay) and F-1 (Floodway) / H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential) / H-1 (Historic Overlay) and F-1 (Floodway) / H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) & F (Floodway)
Requested Plan Category: LDR (Low Density Residential) & F (Floodway)

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-1 (Low Density Residential) & F-1 (Floodway) zoning.

Staff Recomm. (Full):

R-1 zoning is appropriate for this site, considering it is developed with a historic house and is at the entrance from Broadway to a large residential neighborhood.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. R-1 zoning is consistent with the existing and proposed residential use of the site.
2. The subject property is developed with a residential structure, consistent with the requested R-1 zoning.
3. This site was zoned C-3 for many years, but was never developed with commercial uses. With the elimination of the restaurant to the south on the other side of Emoriland Blvd. and the proposed rezoning of that site to OS-2 (7-A-12-RZ), also on this MPC agenda, C-3 is no longer appropriate on the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses. The H-1 overlay for protection of historic character and the F-1 zoning will remain in place as is.
2. Based on the above description, R-1 is an appropriate zone for this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The potential negative impact will be reduced with the rezoning to the much less intense R-1 zoning.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the proposed amendment to LDR, R-1 zoning is consistent with the City of Knoxville One Year Plan.
2. The East City Sector Plan proposes low density residential uses for this site, which is consistent with R-1 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 7/12/2012

Details of Action:

Summary of Action:

R-1 (Low Density Residential)/H-1 (Historic Overlay) & F-1 (Floodway)/H-1 (Historic Overlay)

Date of Approval:

7/12/2012

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: 8/7/2012

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/21/2012

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: