CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-C-06-PA Related File Number:

Application Filed: 6/2/2006 **Date of Revision:**

Applicant: ROBERT MARLINO

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southwest side N. Sixth Ave., southeast side Grainger Ave.

Other Parcel Info.:

Tax ID Number: 82 | D 001-003 Jurisdiction: City

Size of Tract: 1.5 acres

Access is via N. Sixth Ave., and Grainger Ave., both local streets with 22' pavements within a 50' rights-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two vacant lots and a business

Surrounding Land Use:

Proposed Use: Townhouses/condominiums Density:

Sector Plan: Central City Sector Plan Designation: STPA

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: These vacant lots are located in a section of Sixth Ave., that has developed with businesses under I-3

zoning. Property to the west along Grainger beyond the creek is occupied by older, single family

housing zoned R-1A.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial) and STPA (Stream Protection Area)

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Requested Plan Category: MDR (Medium Density Residential) and STPA (Stream Protection Area)

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.): DENY MDR (Medium Density Residential) and STPA (Stream Protection) use for this site

Staff Recomm. (Full): MDR designation will allow the applicant to propose a residential rezoning across the First Creek

floodway and into the LI (light Industrial) which would be incompatible with other nonresidential uses located on the east side of the floodway within established I-3 zoning. The One Year Plan and sector

plan now propose Light Industrial for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is located in an area of commercial, industrial and single-family residential uses. The property's residential use would be incompatible with other non-residential development found on the east side of the floodway.

2. The residential uses are located to the west along Grainger Ave. and separated by the First Creek floodway from the light industrial uses found along N. Sixth Ave. This natural separation should be

retained..

THE EFFECTS OF THE PROPOSAL

1. The MDR designation of the subject property for residential development will have minimal impact on schools and area streets. Public water and sewer are in place to serve this site.

2. This site's proposed MDR designation for residential use will introduce residential uses across the floodway along the industrially developed section of N. Sixth Ave., which is now separated from residential uses by First Creek.

3. This residential designation may lead to additional requests for residential redevelopment within the area

4. This site's present I-3 zoning is the best zone for any development to occur considering the floodway along part of the site and minimum floor elevation that would be required for any construction.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan amendment for MDR designation is not consistent with the surrounding development and zoning pattern.

2. The MDR designation of this site for residential use will change the intensity of the LI designations

proposed by the Central City Sector Plan for the surrounding property east of the floodway.

3. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

MPC Action: Denied (Withdrawn) MPC Meeting Date: 8/10/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 7/13/2006

Date of Withdrawal: 8/10/2006 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/15/2006 Date of Legislative Action, Second Reading: 8/29/2006

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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