

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

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File Number: 7-C-10-RZ **Related File Number:**
Application Filed: 5/18/2010 **Date of Revision:**
Applicant: SUE C. HOWARD

PROPERTY INFORMATION

General Location: Northwest side Scenic Dr., northeast side Blows Ferry Rd.
Other Parcel Info.:
Tax ID Number: 121 D C 043 **Jurisdiction:** City
Size of Tract: 3.6 acres
Accessibility: Access is via Scenic Drive, a local street with 20' of pavement width within 50' of right-of-way, or via Blows Ferry Road, a minor collector street with 17' of pavement width within 35' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: West City **Sector Plan Designation:** Low Density Residential and Hillside Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This circa 1925 home sits on a large lot overlooking Fort Loudon Lake, and is surrounded by other detached houses. This area is composed mainly of large lot residential development.

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

Street: 1209 Scenic Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential)/ NC-1 (Neighborhood Conservation Overlay)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Originally included in the NC-1 designation for Scenic Drive, and removed at the request of the owner.

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:

Ann Bennett

Staff Recomm. (Abbr.):

APPROVE R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation Overlay) zoning with Scenic Drive NC-1 Design Guidelines.

Staff Recomm. (Full):

The architecture at this residence is consistent with other historic architecture on Scenic Drive, and provisions for its preservation are contained in the Scenic Drive Design Guidelines approved for the remainder of the NC-1 district.

Comments:

The house was originally included in the designation request for Scenic Drive. It abuts other properties that are part of the NC-1. The owner was initially concerned about the designation, but having observed its administration since the original designation, feels comfortable with the restrictions contained in the design guidelines and wishes reassurance that the house will be preserved.

Action:

Approved

Meeting Date: 7/8/2010

Details of Action:

Summary of Action:

R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation Overlay) zoning with Scenic Drive NC-1 Design Guidelines

Date of Approval:

7/8/2010

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: 8/10/2010

Date of Legislative Action, Second Reading: 8/24/2010

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: