CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-G-05-PA Related File Number: 7-P-05-RZ

Application Filed: 6/13/2005 **Date of Revision:**

Applicant: 3M ENTERPRISES, LLC / CRAIG A. MASON

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: North and south sides of Wimpole Ave., east side Biddle St.

Other Parcel Info.:

Tax ID Number: 82 N J 034 OTHER: 082NH034 (PORTIONS ZONED R-1) Jurisdiction: City

Size of Tract: 2 acres

Accessibility: Access is via Biddle St., a minor collector street with 20' of pavement and Wimpole Ave., a local street

with 18' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments

Surrounding Land Use:

Proposed Use: Apartments Density:

Sector Plan: East City Sector Plan Designation:

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

Neighborhood Context: This property is part of an older residential area that has developed under R-1 and R-2 zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: R-2 (General Residential)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Most of property was designated MDR and rezoned R-2 in 1960's for the existing apartment complex.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)

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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 MDR (Medium Density Residential) designation for the entire site.

Staff Recomm. (Full): MDR designation will allow the entire site to be zoned R-2 which permits the existing apartment use of

the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is developed with apartments, but is not completely zoned R-2 as required for compliance with the City codes. The MDR designation and R-2 zoning of the entire site will correct this

noncompliance issue and have no additional impact on the neighborhood.

2. The site was developed with apartments in the 1960's under the R-2 zoning requirements that were on the majority of the site then and now. An MDR designation and R-2 zoning of the entire site is

needed to meet City code requirements and clear the title to the property.

THE EFFECTS OF THE PROPOSAL

1. The rezoning of the subject property to R-2 for continued apartment use will have minimal impact on schools and area streets. Primary access to the site will continue to be by Biddle St. and Wimpole Ave. Public water and sewer are in place to serve this site.

2. The apartments are being improved and will continue to serve the residential area .

3. This rezoning is not expected to lead to additional requests for apartment uses in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The MDR designation and R-2 rezoning request are consistent with the One Year Plan MDR designation on the majority of the site.

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

Effective Date of Ordinance:

MPC Action: Approved MPC Meeting Date: 7/14/2005

Details of MPC action:

Date of Legislative Appeal:

Summary of MPC action: APPROVE MDR (Medium Density Residential) One Year Plan designation

Date of MPC Approval: 7/14/2005 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: 8/16/2005 Date of Legislative Action, Second Reading: 8/16/2005

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments:

Amendments:

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