

# 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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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 7-U-05-RZ                      **Related File Number:**  
**Application Filed:** 6/16/2005              **Date of Revision:**  
**Applicant:** KRISTA EASLEY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side Lewis Ave., southwest side Joe Lewis Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 122 L B 005    OTHER: 122LB006 (PORTION ZONED CITY I    **Jurisdiction:** City  
**Size of Tract:** 0.46 acre  
**Accessibility:** Access is via Lewis Ave., a local street with 20' of pavement width within 40' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Single family dwelling    **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The properties fronting on Lewis Ave. are developed with residential uses and zoned either I-3, R-1 or RA. There are some businesses located to the west, fronting on Maryville Pike, zoned I-3 and C-1.

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

**Street:** 1425 Lewis Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-3 (General Industrial)  
**Former Zoning:**  
**Requested Zoning:** R-1 (Single Family Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of R-1, but it is an extension of RA zoning, a similar County zone. There are two R-1 zoned properties about 100 feet to the north.  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **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:** Michael Brusseau

**Staff Recomm. (Abbr.):** APPROVE R-1 (Single Family Residential) zoning.

**Staff Recomm. (Full):** R-1 zoning is consistent with the use of the property for a residential single family dwelling and with the sector plan and One Year Plan proposals for low density residential uses on the site.

**Comments:** NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. R-1 zoning of this site is consistent with the residential use of the single family dwelling located on the site.
3. The proposed R-1 zoning is consistent with the One Year Plan and sector plan proposals for low density residential use.

### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on streets or schools.
3. The request is compatible with surrounding development and will have no impact on the adjacent properties.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the South City Sector Plan propose LDR (Low Density Residential) use for this site, consistent with the proposal.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
3. This request could lead to future R-1 rezoning requests for surrounding properties in the area, consistent with the LDR designation on the MPC plans. This would especially apply to properties that are developed with residential dwellings, but do not have residential zoning.

**MPC Action:** Approved

**MPC Meeting Date:** 7/14/2005

**Details of MPC action:**

**Summary of MPC action:** APPROVE R-1 (Single Family Residential)

**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:** 8/30/2005

**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:**