

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 8-C-10-RZ

Related File Number: 8-E-10-SP

Application Filed: 6/11/2010

Date of Revision:

Applicant: RANDY J. NOLL

PROPERTY INFORMATION

General Location: Southeast side Warren Ave., northeast of Branner St.

Other Parcel Info.:

Tax ID Number: 81 K M 036

Jurisdiction: City

Size of Tract: 5100 square feet

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Residence

Density:

Sector Plan: Central City

Sector Plan Designation: Light Industrial

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

Neighborhood Context:

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

Street: 102 Warren Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)

Previous Requests: The IH-1 overlay was placed on this property in 2007 (2-Q-07-RZ).

Extension of Zone:

History of Zoning:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning.

Staff Recomm. (Full):

R-1/IH-1 zoning is compatible with surrounding development and zoning and is a logical extension of residential zoning from the southeast. The rezoning only applies to parcel 36 within the area as shown on the attached rezoning agenda map. The zoning change will bring the zoning into conformance with the current use and will allow for the future issuance of residential building permits, as needed.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. R-1/IH-1 is a logical extension of the already established residential zoning and overlay to the southeast of the site.
2. The surrounding area is developed with residential, industrial and commercial uses. R-1 zoning is compatible with surrounding development and zoning.
3. This proposal will bring the zoning into conformance with the current use of the property as a residence.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested R-1 base zoning is the most restrictive residential district intended for low density residential land uses.
2. Based on the above description, R-1 is an appropriate zone for this site.
3. The IH-1 overlay will be maintained. This overlay district applies to residential development only and is intended to foster infill development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. R-1 zoning is compatible with surrounding development and will have no impact on adjacent properties or the street system, as the use of the site will not change.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to MDR, the recommended R-1 zoning is consistent with the Central City Sector Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. A City of Knoxville One Year Plan amendment from HI to MDR has also been initiated by MPC for this general area (10-B-10-PA). However, the One Year Plan currently proposes medium density residential uses for parcel 36, so that plan did not need to be amended in order to consider this rezoning. One Year Plan amendments may only be scheduled quarterly, so this application will be placed on the next acceptable meeting for One Year Plan amendments, which is October 14, 2010.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by

majority vote and the amendment is operative.

Action: Approved

Meeting Date: 8/12/2010

Details of Action:

Summary of Action: R-1 (Low Density Residential) / IH-1 (Infill Housing Overlay)

Date of Approval: 8/12/2010

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: 9/7/2010

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: