

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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w w w • k n o x m p c • o r g

File Number: 8-J-10-RZ **Related File Number:** 8-A-10-PA
Application Filed: 7/6/2010 **Date of Revision:**
Applicant: MPC

PROPERTY INFORMATION

General Location: Northwest side W. Baxter Ave., southwest of N. Central St.
Other Parcel Info.:
Tax ID Number: 81 N J 021,023-029, 02901 **Jurisdiction:** City
Size of Tract: 1.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential)
Previous Requests: None noted
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-1A (Low Density Residential) zoning.

Staff Recomm. (Full): asking MPC to look at the 100 block of Baxter Ave. for a possible rezoning to residential, to allow some redevelopment of housing in the area. The recommended R-1A zoning is compatible with surrounding development and zoning and will allow future development or redevelopment of the parcels with either single detached dwellings or duplexes. There are three houses currently located in the area. There are also a few boarded up, vacant dwellings in the area, to be redeveloped.

Comments: REZONING REQUIREMENTS:
NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:
1. R-1A zoning of this site will bring the zoning into consistency with the existing residential uses in the area.
2. R-1A will allow new residential uses to be permitted along this stretch of W. Baxter Ave. Under the current I-2 zoning, no building permits could be issued for residential development.
3. There is some interest by private parties to develop new residential structures in the area. The R-1A zoning will allow development of single detached dwellings or duplexes.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:
1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. Based on the above description, R-1A is an appropriate zone for this site.
3. This subject area may be considered for form-based codes in the future. Form-based codes are to be developed for the N. Central St. corridor in the near future. Also, these properties may be appropriate for R-1HK zoning, which is the residential zoning being developed for Knoxville's older established neighborhoods, mainly consisting of houses constructed prior to 1950. Neither the form-based codes or the R-1HK zone are available currently, but both are in the works.

THE EFFECTS OF THIS PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. R-1A zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The impact on the street system will be minimal. Three active residences are already established in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. With the recommended amendment to MU (LI, GC, O, MDR), the recommended R-1A zoning is consistent with the City of Knoxville One Year Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. A Central City Sector Plan amendment accompanies these One Year Plan amendment and rezoning requests (8-F-10-SP). That request is to amend the sector plan from commercial to medium density residential. This amendment must also be approved to be consistent with the requested R-1A zoning.

Action: Approved

Meeting Date: 8/12/2010

Details of Action:

Summary of Action: R-1A (Low Density Residential)

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: 9/21/2010

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: