

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 8-S-04-RZ **Related File Number:**
Application Filed: 7/27/2004 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: West side Gratz St., south side Gill Ave.
Other Parcel Info.:
Tax ID Number: 81 M P 009 **Jurisdiction:** City
Size of Tract: 0.96 acre
Accessibility: Access is via Gratz St., a local street with 26' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: City park- unimproved
Surrounding Land Use:
Proposed Use: Three single family lots and city park **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant site is on the western edge of the historic Fourth and Gill neighborhood

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

Street: 803 Gratz St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)/H-1 (Historic Overlay)
Former Zoning:
Requested Zoning: R-1 (Single Family Residential)/H-1 (Historic Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: Property was zoned RP-1 in the 1980's

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE R-1 (Single Family Residential)/H-1 (Historic Overlay) zoning

Staff Recomm. (Full): R-1 zoning is compatible with surrounding residential zoning and development that includes older historic homes zoned R-1A/H-1. The sector plan proposes mixed use for this site, which could include single family residential detached housing.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. R-1 zoning is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. R-1 zoning will allow the property to be subdivided into lots, as proposed by the city.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. This proposal will have a minimal impact on schools and the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area (Inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The city intends to sell this property for single family residential development that would be compatible with the surrounding historic residential neighborhood.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)/H-1 (Historic Overlay)

Date of MPC Approval: 8/12/2004

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: 9/14/2004

Date of Legislative Action, Second Reading: 9/28/2004

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: