CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-K-04-RZ Related File Number:

Application Filed: 8/24/2004 Date of Revision:

Applicant: CITY OF KNOXVILLE- DEVELOPMENT DIVISION

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: North side Louisiana Ave., northwest of New York Ave.

Other Parcel Info.:

Tax ID Number: 81 J C 037 Jurisdiction: City

Size of Tract: 0.12 acres

Accessibility: Access is via Louisiana Ave., a local street with 32' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: New residence Density:

Sector Plan: Central City Sector Plan Designation:

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

Neighborhood Context: This site is part of an older established residential neighborhood that is located adjacent to industrial

uses. Several of the residentially developed lots have been included in the industrial zoning

classification over the years.

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

Street: 1013 Louisiana Ave

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:

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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-1A (Low Density Residential) zoning for the site.

Staff Recomm. (Full): R-1A zoning will allow the lot to be redeveloped with a residence, which is consistent with the other

residentially developed lots in this block.

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-1A is a logical extension of zoning from the north.

3. The property was zoned I-2 in the 1960's as part of a urban renewal effort that was not completed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. The proposal will have minimal impact on schools or streets.

3. The proposal is compatible with surrounding development and will have a positive impact on

adjacent residential properties and may lead to other R-1A zoning request in this block.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the Central City Sector Plan propose low density

residential uses for this property, consistent with this proposal.

2. This request could lead to any additional zoning requests for R-1A zoning in the area, since all of

the lots in this block are developed with residences, although zoned I-2.

MPC Action: Approved MPC Meeting Date: 9/9/2004

Details of MPC action:

Summary of MPC action: APPROVE R-1A (Low Density Residential)

Date of MPC Approval: 9/9/2004 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: 10/12/2004 Date of Legislative Action, Second Reading: 10/26/2004

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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