

▶ **FILE #:** 2-S-06-RZ

AGENDA ITEM #: 69

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** BRUNER INVESTMENTS LLC, CARL BRUNER

OWNER(S): BRUNER INVESTMENTS, LLC

TAX ID NUMBER: 81 O K 034

JURISDICTION: City Council District 3

▶ **LOCATION:** North side W. Emerald Ave., east side McSpadden St.

▶ **APPX. SIZE OF TRACT:** 0.19 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via McSpadden St., and W. Emerald Ave., both local streets with 24' of pavement within 50' rights-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** C-3 (General Commercial)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / C-3 and R-1A Residential

South: Apartments / R-2 Residential

East: Residences / R-1A Residential

West: Apartments / R-2 Residential

NEIGHBORHOOD CONTEXT: This site is part of an older residential neighborhood that has developed under R-1A and R-2 zoning with limited C-3 zoning for neighborhood serving commercial uses.

STAFF RECOMMENDATION:

▶ **APPROVE R-1A (Low Density Residential) zoning**

R-1A zoning is consistent with the residential use of this site and the residential uses and zoning surrounding the property. The sector and One Year plans propose MDR and MU(MDR,NC, GC) for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is located in a transitional area of commercial, office and apartment development with a single-family residential neighborhood located to the northeast and apartments to the west and southwest.
2. The residential use is consistent with the surrounding property uses.

THE EFFECTS OF THE PROPOSAL

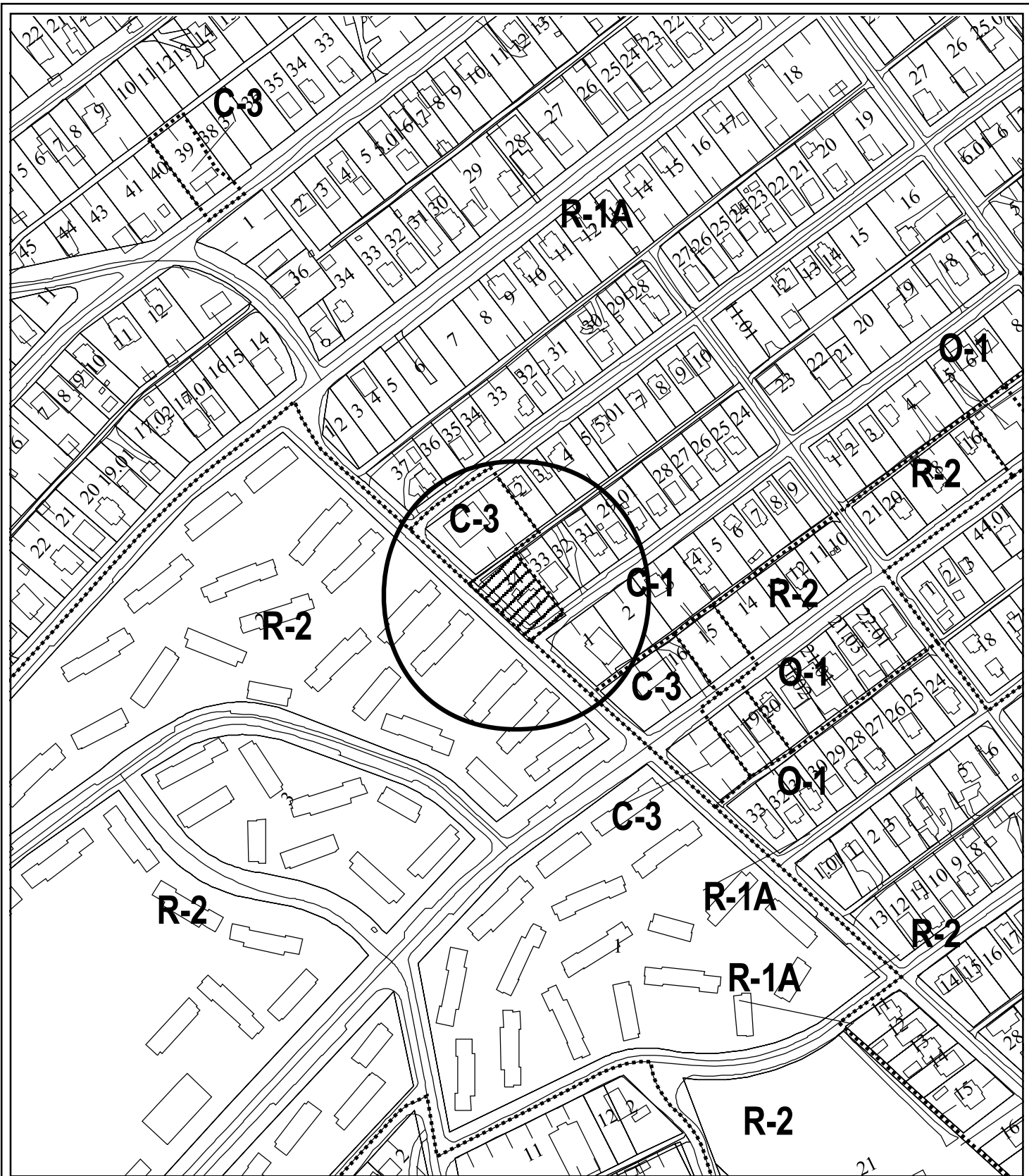
1. The rezoning of the subject property to R-1A for the existing residence will have no impact on schools and area streets. Public water and sewer are in place to serve this site.

2. This rezoning may lead to additional requests to convert C-3 zones to R-1A as residential revitalization of the area continues.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The R-1A rezoning is compatible with the MDR Sector Plan proposal for this site
2. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

If approved, this item will be forwarded to Knoxville City Council for action on 3/14/2006 and 3/28/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-S-06-RZ
REZONING**

Petitioner: Bruner Investments LLC,
Carl Bruner
Map No: 81
Jurisdiction: City



From: C-3 (General Commercial)
To: R-1A (Low Density Residential)

Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

