



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 5-C-07-RZ

AGENDA ITEM #: 72

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** LEIGH A. BURCH III / TERMINUS REAL ESTATE

OWNER(S): TERMINUS REAL ESTATE, INC.

TAX ID NUMBER: 81 M R 003

JURISDICTION: City Council District 4

▶ **LOCATION:** West side of Irwin St., south side of Silver Pl.

▶ **APPX. SIZE OF TRACT:** 5700 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Irwin St., a local street with 22' of pavement width within a 40' right-of-way and Silver Pl., a local street with 22' of pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

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

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this site.

SURROUNDING LAND USE AND ZONING: North: Residential / C-3 (General Commercial)

South: Residential / C-3 (General Commercial)

East: Residential / O-1 (Office, Medical & Related Services)

West: Residential / O-1 (Office, Medical & Related Services) & C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This residence is part of an older mixed use business/residential area that has occurred under C-3 and O-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE R-2 (General Residential) zoning.**

The R-2 zoning will allow the owners to pursue redevelopment of the site with a residential structure as it existed in the early 1900's with a minimum number of variances.

COMMENTS:

NEED AND JUSTIFICATION FOR PROPOSAL

1. The R-2 zoning is compatible with the surrounding commercial and residential development and zoning pattern.
2. The R-2 zone will permit the applicant to bring the existing residence into compliance with the zoning regulations as they existed in the early 1900's.

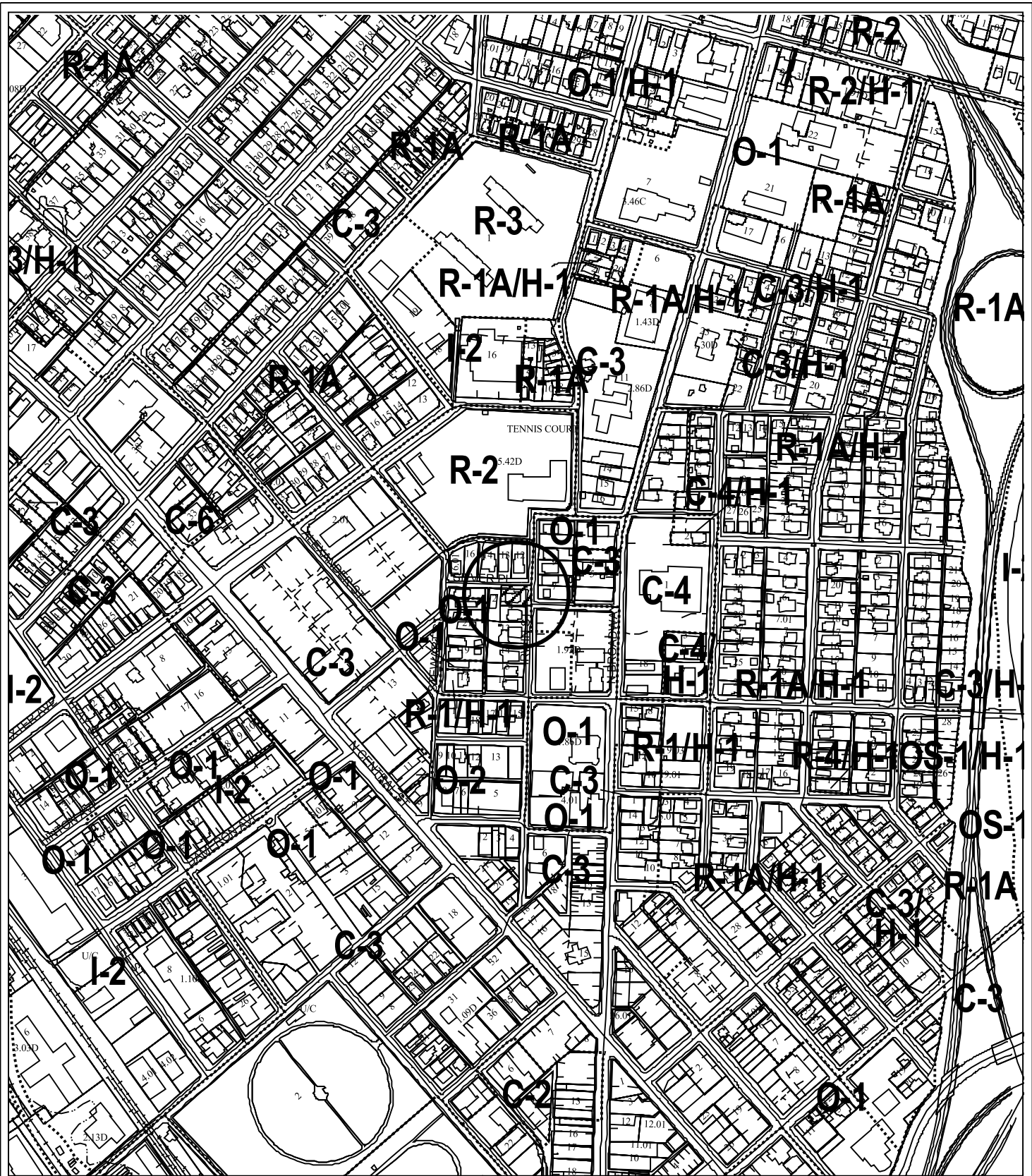
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools and minimal impact on the street system.
3. The R-2 zone will permit the applicant to bring the existing residences into compliance with the zoning regulations.
4. The recommended R-2 zoning is compatible with surrounding development and zoning and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City One Year Plan proposes mixed use, office, general commercial and low density residential uses for this area.
2. This site is located within the Urban Growth Area of the Growth Policy Plan map.
3. This request may lead to future rezoning requests in the immediate area.

If approved, this item will be forwarded to Knoxville City Council for action on 6/5/2007 and 6/19/2007. 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.



5-C-07-RZ
REZONING

Petitioner: Leigh A. Burch III /
Terminus Real Estate

Map No: 81

Jurisdiction: City



From: C-3 (General Commercial)

To: R-2 (General Residential)

Original Print Date: 04/25/07

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902