



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

▶ **FILE #:** 5-N-07-RZ

AGENDA ITEM #: 83

AGENDA DATE: 5/10/2007

▶ **APPLICANT:** KYLE WALTERS

OWNER(S): SAME

TAX ID NUMBER: 81 N K 016

JURISDICTION: City Council District 4

▶ **LOCATION:** Southeast side Moreland Ave., northeast of Lee St.

▶ **APPX. SIZE OF TRACT:** 0.04 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: This site is one of two parcels accessed exclusively via Moreland Ave., a one lane local street with 11' of pavement within a 12' right-of-way. This right-of-way appears to have been platted as an alley, but converted to a named street at a later date.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted for this site, but other residential property in the has been rezoned to O-1 in recent years

SURROUNDING LAND USE AND ZONING: North: Floor covering business / I-2 Industrial

South: Business / I-2 Industrial

East: Church and residences / I-2 Industrial

West: Residence and business / I-1 Industrial

NEIGHBORHOOD CONTEXT: This residential site is located in a mixed use area of businesses, residences and a church which have occurred in an I -2 zone.

STAFF RECOMMENDATION:

▶ **APPROVE O-1 (Office Medical and Related Services) District**

O-1 zoning will make the existing residence on this site a conforming use and meet the nonconforming zoning concern of the lending institution financing the sale of this residence. The O-1 zone is compatible with surrounding mixed uses and I-2 zoning, as well as the One Year Plan proposal of mixed use office, general commercial or light industrial uses. The staff is developing a zoning amendment that will protect and allow redevelopment of residentially developed properties zoned industrial, without having to apply for rezoning.

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. O-1 zoning of this site for residential use would be compatible with established commercial and industrial

uses in the area. The surrounding property is zoned I-2 and developed with businesses, residences and a church.

3. The site is developed with a renovated residential dwelling. The applicant is selling the house, but can not obtain permanent financing due to residential uses not being permitted in the I-2 zone. The Moreland Dr. access is built to an alley standard and has been designated as one-way to accommodate it's narrow pavement width.

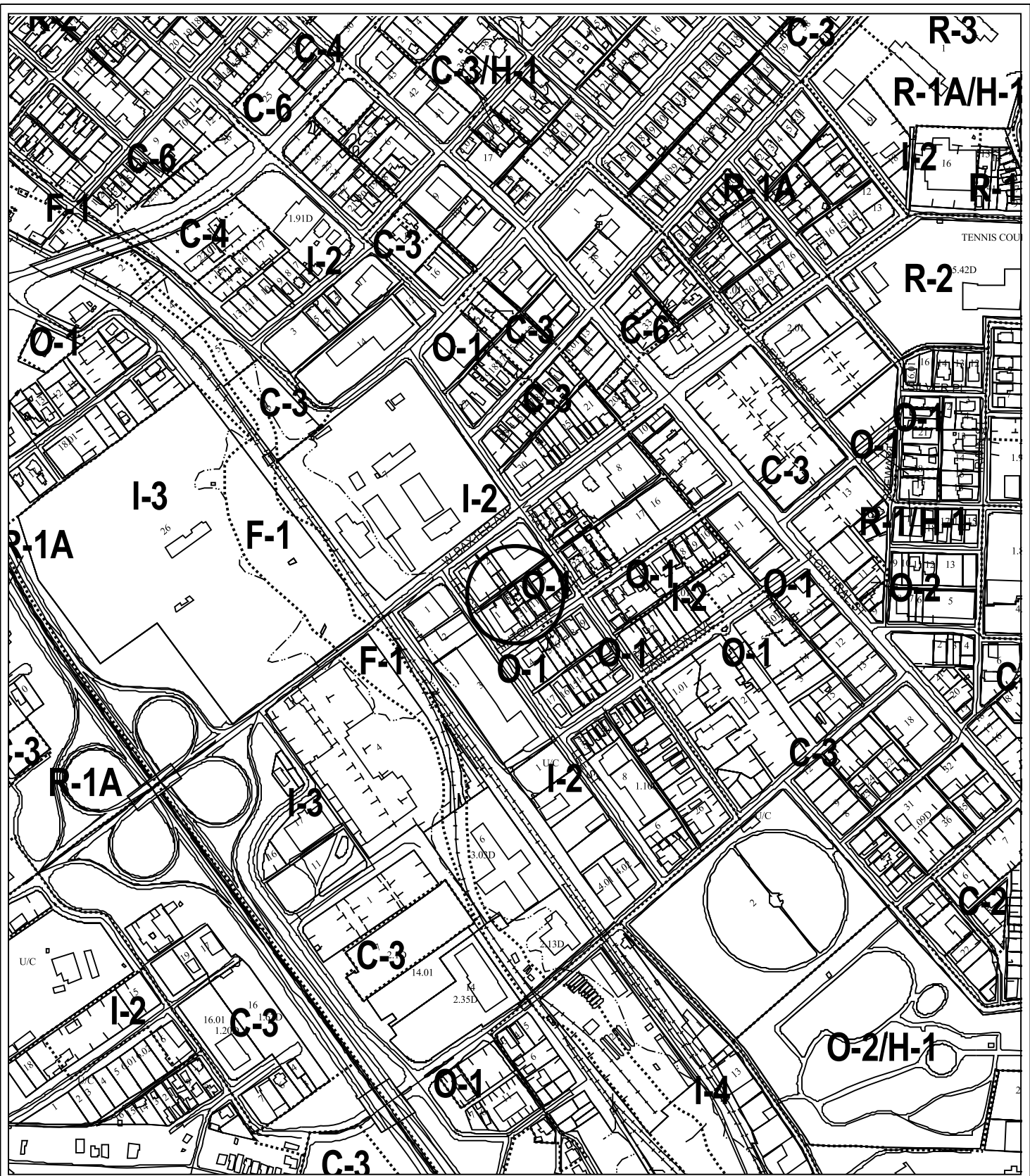
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The O-1 rezoning to accommodate the existing residence will have a minimal impact on streets and schools.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, (LI, GC and O), consistent with this proposal.
2. The Central City Sector Plan proposes light industrial use for this site, but the site is developed with a house.
3. The staff is developing a zoning amendment that will protect and allow redevelopment of residentially developed properties zoned industrial, without having to apply for rezoning. If that amendment is not approved, it may lead to future requests for O-1 or other zones on surrounding residential properties in the area, consistent with the mixed use designation on the One Year Plan.

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-N-07-RZ
REZONING**

Petitioner: Kyle Walters

Map No: 81

Jurisdiction: City



From: I-2 (Restricted Manufacturing and Warehousing)

To: O-1 (Office, Medical, and Related Services)

Original Print Date: 04/25/07

Revised:

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



Agenda Item # 83