

▶ **FILE #:** 1-J-08-RZ

**AGENDA ITEM #:** 68

**AGENDA DATE:** 1/10/2008

▶ **APPLICANT:** CITY OF KNOXVILLE/COMMUNITY DEVELOPMENT

OWNER(S): GEORGE & ANNA FAGAN

TAX ID NUMBER: 81 O B 014,015

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side New York Ave., northeast side Burnside St.

▶ **APPX. SIZE OF TRACT:** 0.29 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via New York Ave., a local street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Third Creek

▶ **PRESENT ZONING:** I-2 (Restricted Manufacturing and Warehousing)/IH-1 (Infill Housing Overlay)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential)/IH-1 (Infill Housing Overlay)

▶ **EXISTING LAND USE:** Single family residence

▶ **PROPOSED USE:** Residential use

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences /LDR/I-2/IH-1 Residential/Infill housing

South: City community Center I-4/IH-1 Heavy Industrial / Infill housing

East: Residences / I-2/IH-1 Industrial Infill housing

West: Burnside St., residences / R-1A/IH-1 Residential Infill housing

NEIGHBORHOOD CONTEXT: This site is part of an older residential neighborhood that has occurred under R-1A, and I-2 and I-4 zones

**STAFF RECOMMENDATION:**

▶ **APPROVE R-1A/IH-1 (Low Density Residential) /(Infill Housing Overlay) zones**

R-1A/IH-1 zoning is consistent with the area's established residential housing pattern and scale of development. The R-1A zone permits the low density residential uses desired for this older neighborhood and recommended by the City's adopted plans.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The R-1A zoning on this site will bring the One Year Plan and zoning into conformity with the current residential use of the property.
2. The subject property is surrounded by established residential and related uses located along Burnside St. and New York Ave.

#### THE EFFECTS OF THE PROPOSAL

1. The R-1A zoning for all this site will ensure that the redevelopment is compatible with the scale and intensity of nearby residences.
2. Public water and sewer are in place to adequately serve this property.

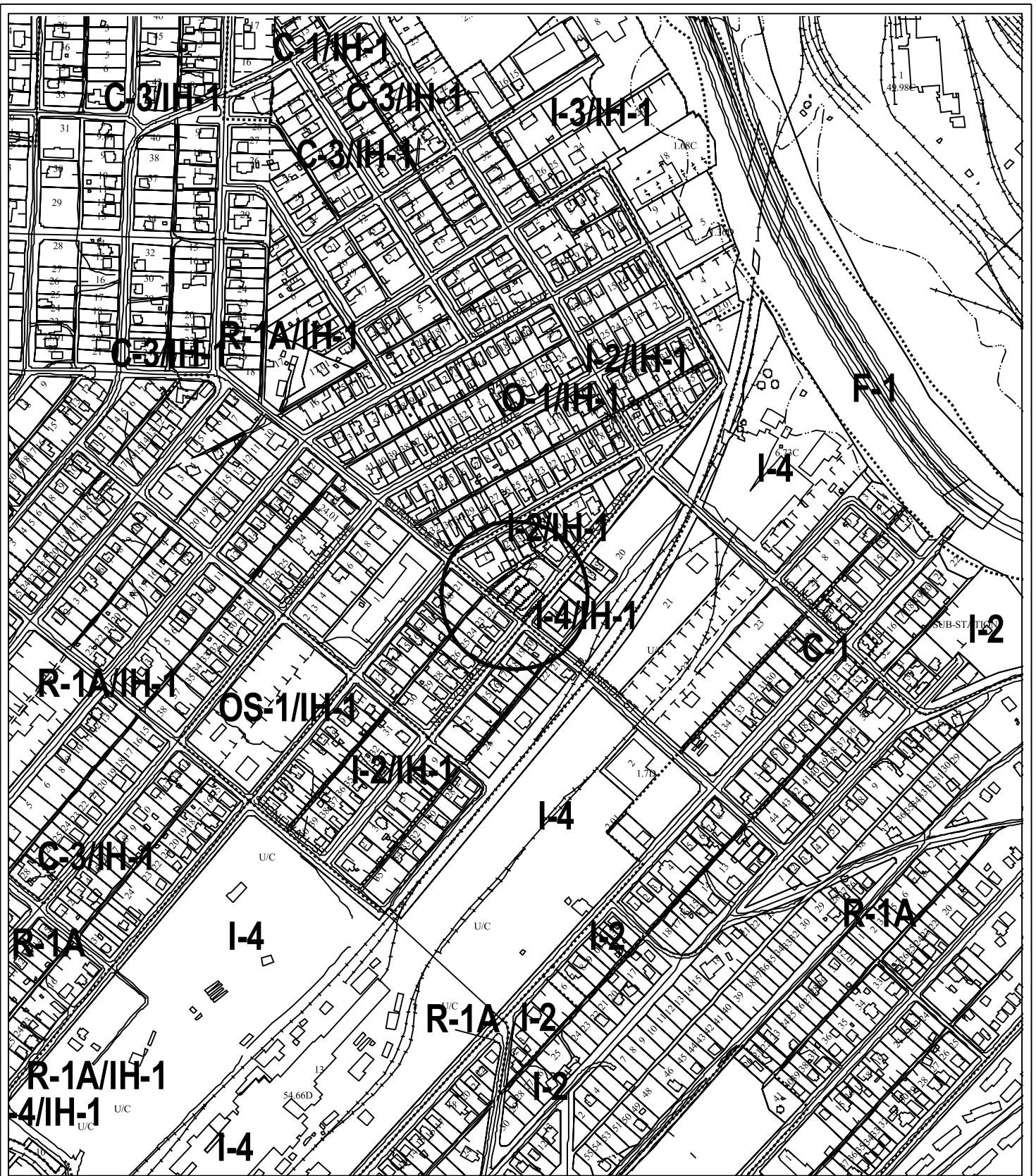
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The existing I-2 zoning of this site is not supported by the established residential development pattern, the One Year Plan and Sector Plan designation of LDR, or the policy of the General Plan for industrial locations.
2. R-1A zoning of this site is appropriate, given the small sizes of the lots, and the built residential improvements on the surrounding property.


ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2008 and 2/26/2008. 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.



1-J-08-RZ  
REZONING


 From: I-2 (Restricted Manufacturing and Warehousing)/  
 IH-1 (Infill Housing Overlay)  
 To: R-1A (Low Density Residential)/IH-1 (Infill Housing Overlay)  
 Original Print Date: 12/28/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville/  
Community Development

Map No: 81

Jurisdiction: City

