

▶ **FILE #:** 12-A-12-RZ

**AGENDA ITEM #:** 22

**AGENDA DATE:** 12/13/2012

▶ **APPLICANT:** **BRIAN E. WAGNER**

OWNER(S): Brian E. Wagner

TAX ID NUMBER: 81 M R 015

JURISDICTION: City Council District 4

▶ **LOCATION:** **West side Irwin St., north of Gill Ave.**

▶ **APPX. SIZE OF TRACT:** **7075 square feet**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Irwin St., a local street with 24' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

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

▶ **EXISTING LAND USE:** **Residential**

▶ **PROPOSED USE:** **Continued residential use**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: House / C-3 (General Commercial)

East: Irwin St. - KCDC offices / C-3 (General Commercial)

West: House and duplexes / O-1 (Office, Medical & Related Services) and RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This block is developed primarily with residential uses, despite the majority of properties being zoned C-3.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.**

R-2 zoning is consistent with the use of this parcel, as well as surrounding land uses.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. R-2 zoning will allow the subject property to be improved for continued residential use, consistent with adjacent land uses.
2. There are two other parcels in this block that are currently zoned residential. There is an R-2 property to

the north and an RP-1 property to the west.

3. Under R-2 zoning, the site can be improved or expanded for continued residential uses, which could not be done under the current C-3 zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The applicant proposes to continue residential use of the site under R-2 zoning.
2. The lot is currently developed with a residence, so approval of the proposed R-2 zoning will have a minimal impact on surrounding properties.
3. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

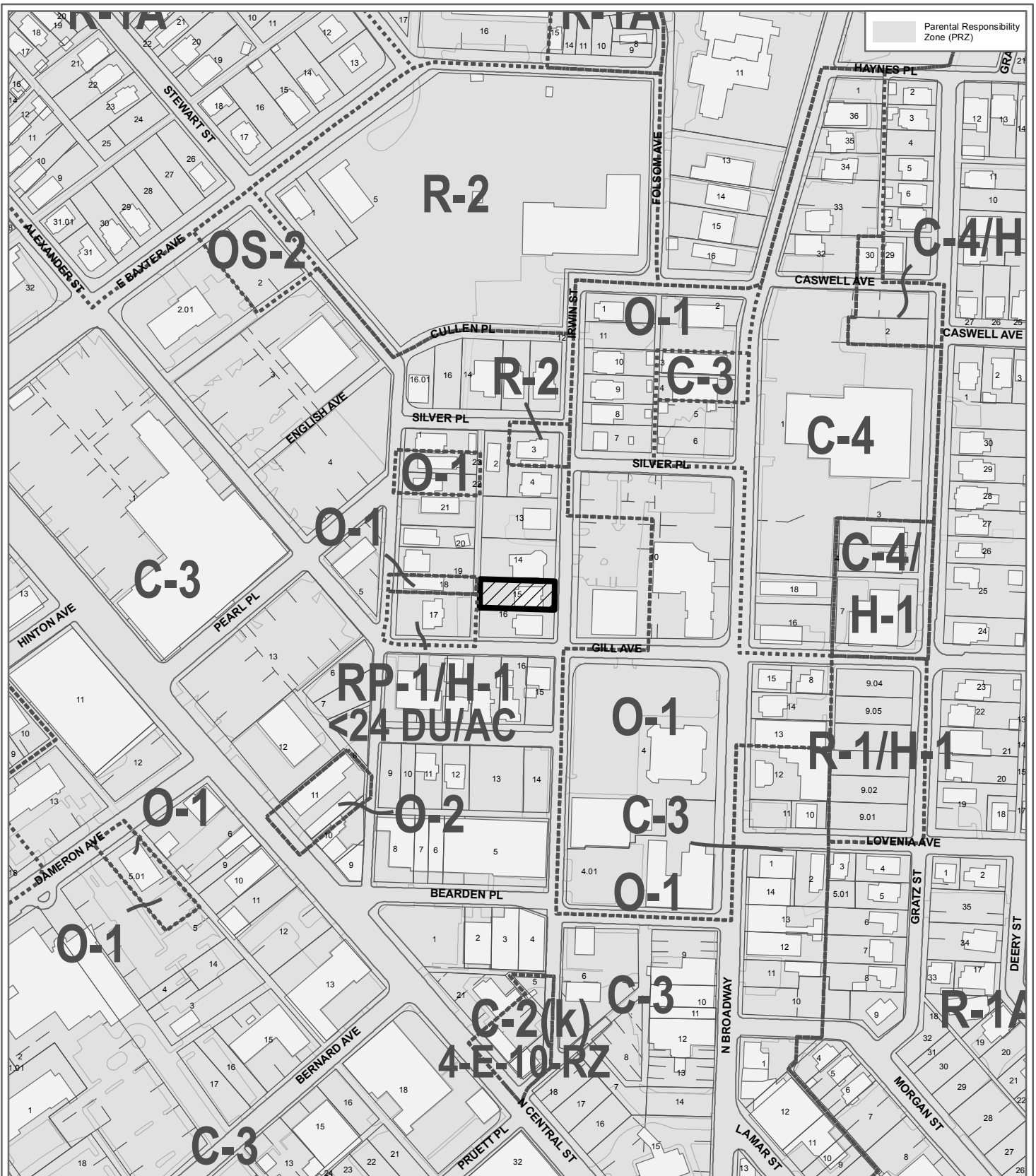
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both City of Knoxville One Year Plan and the Central City sector plan propose medium density residential office uses, consistent with R-2 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

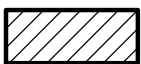
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/8/2013 and 1/22/2013. 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.



**12-A-12-RZ  
REZONING**

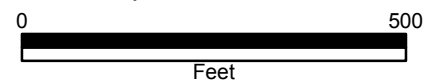
From: C-3 (General Commercial)  
To: R-2 (General Residential)



Petitioner: Wagner, Brian E.

Map No: 81

Jurisdiction: City



Original Print Date: 11/19/2012      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902