

CASE SUMMARY

APPLICATION TYPE: GENERAL REZONING

ONE YEAR PLAN AMENDMENT

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-D-13-RZ **Related File Number:** 1-B-13-PA
Application Filed: 12/14/2012 **Date of Revision:**
Applicant: KNOXVILLE CITY COUNCIL

PROPERTY INFORMATION

General Location: South side Rennoc Rd., west side Tillery Ln.
Other Parcel Info.:
Tax ID Number: 58 L F 019 **Jurisdiction:** City
Size of Tract: 11295 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Residential **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3020 Rennoc Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential) or R-1A (Low Density Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)
Requested Plan Category: LDR (Low Density Residential)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-1A (Low Density Residential) zoning. (Applicant requested R-1.)

Staff Recomm. (Full):

R-1A zoning is consistent with the recommended LDR plan designation and will allow duplexes in addition to detached houses, retaining a portion of the previous development rights under R-2, while eliminating the possibility of future inappropriate apartment development, without use on review approval.

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-1 and R-1A zoning are consistent with the recommended LDR one plan designation and the current LDR sector plan designation.
2. R-1A is a much less intense zone than the current R-2 zoning, but still allows reasonable development options for the property owner.
3. R-1A is much more compatible with the surrounding neighborhood than the current R-2 zoning. It still allows duplexes in addition to detached houses. At this location, since the site has frontage along Rennoc Rd., which is classified as a minor collector street, a development plan for apartments could be considered by MPC as a use on review.

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

1. The recommended R-1A zoning, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. The requested R-1 zone is a restrictive residential district intended for low density residential land uses.
3. Based on the above general intent, this area is appropriate for either R-1 or R-1A zoning.

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 proposal will have a minimal impact on schools and traffic.
2. R-1A zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. It is less intense than the current R-2 zoning.
3. Public water and sanitary sewer utilities are available to serve the site.
4. R-1A zoning still allows the development of a duplex, but eliminates the possibility for future apartments, unless approved as a use on review..

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. With the recommended One Year Plan amendment to low density residential, R-1 or R-1A zoning would be consistent.
2. The North City Sector Plan proposes low density residential, consistent with either R-1 or R-1A zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 1/10/2013

Details of Action: RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.
Summary of Action: R-1 (Low Density Residential)
Date of Approval: 1/10/2013 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	Date of Legislative Action, Second Reading:	2/19/2013
Date of Legislative Action:	2/5/2013	Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			