



## **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) / IH-1 (Infill Housing Overlay) zoning, except for parcels 081PK004 and 081OB006,007,010&011 to remain I-2/IH-1. (See attached MPC recommendation map.)

Staff Recomm. (Full):

R-1A/IH-1 zoning for the recommended parcels will bring the zoning into conformance with the current residential use of the properties. The recommended parcels to be excluded have businesses currently located on them, so would not be appropriate for zoning change. R-1A/IH-1 zoning is a logical extension of zoning from the Lonsdale neighborhood to the northwest and is compatible with the surrounding development and zoning pattern.

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern, with the exception of parcels 19 and 20, which should retain their current I-2/IH-1 zoning, because they are currently locations of existing businesses.
2. R-1A/IH-1 zoning is in place on most of the adjacent Lonsdale neighborhood. This proposal is a logical extension of that zoning pattern.
3. Substantial portions of the subject property are already designated for low density residential uses on the sector plan and One Year Plan. The areas of the plans within the area to be rezoned that do not currently reflect LDR are recommended to be changed as such.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, 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. Based on the above general intent, this area is appropriate for R-1A zoning.
3. The IH-1 overlay will be maintained. This overlay district applies to residential development only and is intended to foster infill development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal would no impact on streets or schools.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.
4. The rezoning of the recommended parcels to R-1A/IH-1 will allow future improvements, expansion or rebuilding of the existing residential structures located in the area, while retaining the IH-1 overlay regulations that would be applicable for any changes visible from the street. Residential building permits can clearly be issued within the R-1A/IH-1 zone, as opposed to the current I-2/IH-1 zoning. Also, difficulties with financing for residential development should be lessened as a result of this zoning change.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan proposes LDR (Low Density Residential) uses for a portion of the subject parcels to be rezoned. Staff is recommending the plan be changed from LI to LDR for the rest of the properties within the rezoning area.
2. The Central City Sector Plan proposes LDR (Low Density Residential) uses for a portion of the subject parcels to be rezoned. Staff is recommending the plan be changed from HI and PPOS to LDR for the rest of the properties within the rezoning area.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 2/9/2012

**Details of Action:**

**Summary of Action:** R-1A (Low Density Residential) / IH-1 (Infill Housing Overlay) zoning, except for parcels 081PK004 and 081OB006, 007 ,010 & 011 to remain I-2/IH-1

**Date of Approval:** 2/9/2012

**Date of Denial:**

**Postponements:** 1/12/12

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 3/6/2012

**Date of Legislative Action, Second Reading:** 3/20/2012

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**