

CASE SUMMARY

APPLICATION TYPE: REZONING

ONE YEAR PLAN AMENDMENT



File Number: 10-A-19-RZ **Related File Number:** 10-A-19-PA
Application Filed: 6/20/2019 **Date of Revision:**
Applicant: CHRISTINE DUNCAN

PROPERTY INFORMATION

General Location: Northwest of Buick Street off of Richmond Avenue
Other Parcel Info.:
Tax ID Number: 94 H A 00602 **Jurisdiction:** City
Size of Tract: 1.14 acres
Accessibility: The property will be accessed off of Buick Street, a local road with a pavement width of 14 feet and a right-of-way width of 35 feet. Warrick Avenue is an undeveloped right-of-way that will not be utilized for this development.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant parcel
Surrounding Land Use:
Proposed Use: 4 additional cottages at 640sf each to add to Richmond Orchard (application states 2 but applicant has since amended their request). **Density:** 4.2 du/ac (same as Richmond Orchard)
Sector Plan: Central City **Sector Plan Designation:** LI (Light Industrial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in an area that is predominantly single-family residential on small lots of approximately 0.1 to 0.2 acres. There is a range of commercial uses fronting Western Avenue, which lies to the north.

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

Street: 0 Warrick Avenue
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-3 (General Industrial)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted for this property
Extension of Zone: Yes, RP-1 with less than 4.2 du/ac exists to the east
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category: LI (Light Industrial)

Requested Plan Category: TDR (Traditional Neighborhood 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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve RP-1 (Planned Residential) zoning with up to 4.2 du/ac.

Staff Recomm. (Full): Staff recommends approval of the requested RP-1 (Planned Residential) zoning with 4.2 du/ac since RP-1 zoning is consistent with the Central City Sector Plan and will allow uses compatible with the surrounding area.

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. The Richmond Orchard development is nearing completion. The rezoning of that property was approved by City Council in April, 2017 and the Use on Review was approved by the Planning Commission in April, 2017. The development is an 11-unit small house community with homes of 582 square feet each.
2. RP-1 zoning is more compatible adjacent to residential uses than I-3 (General Industrial District), the existing zone. Now that the owner is ready to develop this parcel, her request to rezone to RP-1 allows for more compatible uses side by side.
3. If this rezoning request is approved, this property will be enfolded into the Richmond Orchard development and developed with the same density.

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

1. The proposed amendment to RP-1 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. In order to accomplish these objectives, a new RP-1, RP-2, or RP-3 planned residential district may be created to be developed specifically as planned unit development.
2. District regulations shall be as outlined in this section and shall be the same for RP-1, RP-2, and RP-3 districts except for the overall population density permitted in each district. The RP-1 District allows a maximum of 24 dwelling units per net acre.
3. Each planned unit development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the planning commission by review of development plans for the district.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. RP-1 zoning is consistent with the recommended zones for the TDR sector plan designation. Any impacts would be addressed during the use on review process.
2. The proposed density is similar to that of the surrounding area. Nearby residential development has a density of 4.8 du/ac (Richmond Heights along Richmond Avenue) and 4.2 du/ac (Richmond Orchard north of Orchard House Way).

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. The proposed amendment is consistent with and not in conflict with any adopted plans.
2. The property is in Flood Zone X but is not located in a flood plain or flood way.
3. The property is in the Hillside and Ridgetop Protection Area (HP), and RP-1 zoning will require compliance with HP regulations.

Action: Approved

Meeting Date: 10/10/2019

Details of Action:

Summary of Action: The Planning Commission approved the RP-1 (Planned Residential) zoning with 4.2 du/ac since RP-1 zoning is consistent with the Central City Sector Plan and will allow uses compatible with the surrounding area.

Date of Approval: 10/10/2019

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: 11/5/2019

Date of Legislative Action, Second Reading: 11/19/2019

Ordinance Number:

Other Ordinance Number References: O-151-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: