

# CASE SUMMARY

**APPLICATION TYPE: GENERAL REZONING**

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

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**File Number:** 11-F-13-RZ                      **Related File Number:**  
**Application Filed:** 10/9/2013              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

**General Location:** North and south of E. Inskip Dr., southeast of Cedar Ln., northeast of Central Avenue Pike, northwest of Bruhin Rd.,  
**Other Parcel Info.:**  
**Tax ID Number:** 999 999                      **Jurisdiction:** City  
**Size of Tract:** 200 acres  
**Accessibility:** Primary access streets to the neighborhood are E. Inskip Dr., a major collector street, Cedar Ln., a minor arterial street, Coster Rd., a minor collector street, Bruhin Rd, a minor arterial street, Central Avenue Pike, a minor arterial street and Rowan Rd., a minor collector street.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residential                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR & MDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The subject area is located within the larger Inskip area, that is primarily developed with various types of residential uses under R-2 zoning.

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

**Street:**  
**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:** Yes, extension of R-1 or R-1A from adjacent neighborhoods  
**History of Zoning:** A smaller area of Inskip to the north was approved for R-1 and R-1A earlier this year (8-C-13-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**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-1 (Low Density Residential) and R-1A (Low Density Residential), as shown on attached 'MPC staff recommendation map'.

**Staff Recomm. (Full):** The R-1 and R-1A zones, as recommended, are consistent with the recommendations of the Inskip Small Area Study, with the exception that the proposed area for R-1 zoning has been expanded. The majority of the subject parcels are developed with detached dwellings on individual lots. The recommended downzoning will prevent the further proliferation of multi-dwelling attached structures within the established neighborhood, as has been permitted under the current R-2 zoning. The R-1A zoning is recommended for the subject properties that have frontage on collector or arterial streets, which would be more suitable for development of duplexes, as well as consideration of multi-dwelling developments, which would require use on review approval by MPC.

**Comments:** In May 2013, the Knoxville City Council passed a resolution (R-161-2013), requesting the MPC to review all residential land located within the Inskip neighborhood with regard to a potential rezoning to a low density residential district. The purpose of the request is to determine an appropriate means to preserve the integrity, history and stability of the neighborhood. MPC staff held a public meeting in the Inskip Area on November 4, 2013 to explain this proposal to property owners within the area. The meeting was held at 6:00pm at Inskip Baptist Church on Rowan Rd. All property owners within the subject area were mailed a letter (attached) describing the proposal in addition to the usual postcard with information about the rezoning proposal. In addition, nine signs were posted at prominent entrances to the subject areas proposed for rezoning. The letter provided notification of the November 4th meeting and the postcard provided notice of the MPC public hearing on November 14th.

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 rezoning area is all proposed for low density residential uses, consistent with R-1 or R-1A zoning, not with the current R-2 zoning.
2. Most of the area is recommended for R-1 zoning and some is recommended for R-1A. This staff recommendation is generally consistent with the proposal contained in the Inskip Small Area Plan, which was adopted in March 2011. Some excerpts from the Plan are attached describing the recommended general rezoning to R-1 or R-1A. Staff is recommending additional R-1 zoning beyond what the plan calls for, based on the input received at the public meeting with neighborhood residents. R-1A is recommended only for properties that front on a collector or arterial street, which includes Inskip Dr., Coster Rd., Rowan Rd., Central Avenue Pike and Bruhin Rd.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. In the Inskip Small Area Plan, it was documented that a majority of the area is considered as single-family residential land use (or detached houses on individual lots); however, the zoning predominantly allows for multi-family residential uses. Such a discrepancy between land use and zoning can have a destabilizing effect on a neighborhood, so the plan recommends rezoning large clusters of single-family houses from the R-2 (General Residential) district to either the R-1 or R-1A (Low Density Residential) district.

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

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses. It allows detached dwellings on individual lots as a permitted use and duplexes as a use

permitted on review.

2. R-1A zoning provides for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. R-1A zoning allows R-1 uses plus duplexes, if minimum lot size requirements can be met, as permitted uses. Multi-dwelling attached development may be considered as a use on review, if the site has frontage on a collector or arterial street.

3. Based on the above descriptions, R-1 and R-1A are appropriate zones for this area.

4. The current R-2 zoning allows multi-dwelling attached residential development as a permitted use, with no public review.

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. R-1 and R-1A are compatible with surrounding development and should have a minimal impact on adjacent properties. Potential negative impact on established single-dwelling uses will be greatly reduced from what is currently permitted under R-2.

2. The recommended downzoning of the subject area should have a stabilizing effect on the overall neighborhood. It would eliminate the possibility of further development of attached, multi-dwelling uses among the detached dwellings. This pattern is allowable under R-2 zoning, and has led to small apartment developments at inappropriate locations in the interior of the neighborhood that are surrounded by detached dwellings. There are some duplexes and multi-dwelling structures within the subject area. If the area is rezoned, they would become legal, nonconforming uses and could continue to exist as is, but could not be expanded. Also, if a duplex is destroyed, it could be rebuilt, but multi-dwelling units could not. New development would need to conform to either R-1 or R-1A zoning.

3. Public water and sewer utilities are available in the area.

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 North City Sector Plan, as amended by the Inskip Small Area Plan, proposes low density residential uses for this area, consistent with the proposed R-1 or R-1A zoning.

2. The City of Knoxville One Year Plan, as amended by the Inskip Small Area Plan, proposes low density residential uses for this area, consistent with the proposed 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. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved

**Meeting Date:** 11/14/2013

**Details of Action:** RECOMMEND that City Council APPROVE R-1 (Low Density Residential) and R-1A (Low Density Residential), as shown on attached 'MPC staff recommendation map', but exclude the following parcels: 069HA033,069HE003,069HG002,068LG042,069IE003,069HG013

**Summary of Action:**

**Date of Approval:** 11/14/2013

**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:** 12/10/2013

**Date of Legislative Action, Second Reading:** 12/19/2013

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**