

CASE SUMMARY

APPLICATION TYPE: 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-Q-07-RZ **Related File Number:**
Application Filed: 10/18/2007 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: Area generally bounded by Highland Drive, Jenkins Road, Adair Drive, Bruhin Road, and Inskip Road.
See map.

Other Parcel Info.:

Tax ID Number: 999 9999 **Jurisdiction:** City

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: North City **Sector Plan Designation:**

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: Current zone

Former Zoning:

Requested Zoning: R-1EN (Established Neighborhood)

Previous Requests:

Extension of Zone:

History of Zoning:

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: Mark Donaldson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): MPC staff has been working with this area over the last several months to apply the R-1EN zone district to this established neighborhood in the Fountain City area. It is contiguous to the recently approved Highland Drive / Maple Drive R-1EN zone district at Highland and Jenkins. If approved, it will extend the R-1EN zone west to Inskip.

The proposed area includes 113.72 acres and has 192 lots or parcels, a gross density of about 1.7 lots per acre. The boundary has been drawn to capture the platted lots of West Adair Addition, H.O. Brown Addition, J.F. Scott Addition and the Lafayette Lewis Highland Addition, as well as some other smaller subdivisions and unplatted property. The vast majority of these lots meet the standards of the proposed R-1EN district. Currently platted lots and legal lots of record will have legal nonconforming status.

The proposed R-1EN (Established Neighborhood) Residential Zone District creates a zone district for established neighborhoods that were developed with significantly larger lots than their current R-1 zoning. Its intent is twofold:

- to preserve the existing pattern of development by establishing dimensional requirements that more closely match the existing development, and
- to protect the existing character of development by establishing minimum design requirements for new housing within the neighborhood.

The new zone district will prevent the subdivision of existing platted lots into smaller lots using the current R-1 standards, with a minimum lot size of 7,500 square feet, minimum lot width of 75 feet and a minimum front yard setback of 25 feet. There are many lots in the proposed district that could be subdivided into two or three lots.

Not all of the area within the district is within platted subdivisions. Exceptionally large parcels could qualify as infill parcels and allowed to develop under the requirements of the R-1EN district if they are at least 2 acres and have at least 250 feet of street frontage.

The new zone district establishes minimum design requirements for any primary structure built or moved into the district. These requirements will assure compatibility with the existing homes in the district.

This effort stems from interest in the nearby Highland Drive/Maple Drive rezoning this summer (approved by City Council in September). Meetings were held with a small group of neighborhood homeowners on September 20 and area wide on November 1.

Comments:

MPC Action: Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action: R-1EN (Established Neighborhood)

Date of MPC Approval: 11/8/2007

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: 12/4/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 12/18/2007

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: