

# 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

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

**File Number:** 12-D-11-RZ                      **Related File Number:**  
**Application Filed:** 10/21/2011              **Date of Revision:**  
**Applicant:** HARVEY BUDDY BOWMAN

### PROPERTY INFORMATION

**General Location:** Northwest side Dutch Valley Dr., northeast of Lavaun St.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 J A 008                      **Jurisdiction:** City  
**Size of Tract:** 0.96 acres  
**Accessibility:** Access is via Dutch Valley Dr., a minor arterial street with 22' of pavement width within 50' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Future expansion of apartment development from west                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** MU-SD (MU-NC4)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This section of Dutch Valley Dr. is developed with a mix of uses under R-1, R-1, A-1, C-3, C-6, I-3 and O-1 zoning.

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

**Street:** 701 Dutch Valley Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-2 from the west  
**History of Zoning:** None noted

### 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-2 (General Residential) zoning.

**Staff Recomm. (Full):** R-2 zoning is an extension of zoning from the west and is consistent with the mixed use proposal for the site in the One Year Plan and sector plan.

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

1. The request is an extension of R-2 zoning from the west and is compatible with the scale and intensity of surrounding development and zoning.
2. The subject property abuts an existing apartment development to the west, zoned R-2. The addition of this less than one acre parcel to that 4.7 acres will have a minimal impact on surrounding properties.
3. The proposed R-2 zoning is consistent with the North City Sector Plan and One Year Plan proposals for the site. The site is designated as a mixed use special district on both plans and allows consideration of medium density residential uses and zones, such as R-2.

### CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site.

### THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Dutch Valley Dr. is a minor arterial street, sufficient to handle additional traffic that may be generated by R-2 development of the site.
3. The impact of the proposed rezoning should be minimal, as there is a mix of various zones and development in the area, including more intense commercial and industrial zoning.
4. The applicant wishes to establish R-2 zoning on the site for possible future expansion of the apartment development to the west, which is under the same ownership as the subject property. The applicant indicated that the house on the site is in a state of major disrepair.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan and City of Knoxville One Year Plan both designate this site within a MU-SD (MU-NC4), mixed use special district North City 4, which allows consideration of medium density residential zoning such as R-2.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for R-2 zoning on surrounding properties, which is consistent with the adopted plan proposals for mixed uses in the area.

**Action:** Approved

**Meeting Date:** 12/8/2011

**Details of Action:**

**Summary of Action:** R-2 (General Residential)

**Date of Approval:** 12/8/2011

**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:** 1/10/2012

**Date of Legislative Action, Second Reading:** 1/24/2012

**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:**