

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: 2-E-09-RZ **Related File Number:**
Application Filed: 1/6/2009 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: within the area bounded by the west and northwest sides James White Parkway, the east and northeast sides Davenport Rd. and the south side of the rail road ROW south of Sevier Ave.

Other Parcel Info.:

Tax ID Number: 95 O F 041 OTHER: 109BG026 **Jurisdiction:** City

Size of Tract:

Accessibility: Access to the area is via the collector streets Davenport Rd., Sevier and Moody Avenues, and numerous local streets.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential

Surrounding Land Use:

Proposed Use: Same as existing uses **Density:**

Sector Plan: South City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This is an older residential neighborhood that has developed under R-1, R-1A, R-2, and R-3 zones.

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)

Previous Requests: None noted

Extension of Zone: Yes

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:

Ken Pruitt

Staff Recomm. (Abbr.):

Recommend that City Council APPROVE R-1 (Low Density Residential) zoning for the portions of the R-2 zoned property within the study area shown on the attached Staff Recommendation Map.

Staff Recomm. (Full):

This recommendation excludes the R-2 zoned property within the study area that is presently developed with multi-family units, properties northeast of James White Parkway within the South Waterfront boundary, and properties owned by Helen Ross McNabb and Johnny Chamberlain that is proposed for multi-family development. These properties are excluded by staff because R-1 zoning would make the existing or proposed uses non-conforming, or because R-1 zoning is not supported by the adopted plan within the South Waterfront Plan boundary.

Comments:

REZONING REQUIREMENTS:

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

1. R-1 zoning of selected properties recommended by staff is supported by the adopted plan for the area and would be compatible with established single family, institutional, multi-family and retail commercial uses located within the study area.
2. The R-1 zoning proposal is compatible with the scale and intensity of the current surrounding land uses and zoning pattern.
3. R-1 zoning of all the R-2 zoned area within the study area would create non-conforming established uses and/or would be contrary to adopted plans. Creating such uses through the rezoning process is inappropriate and could create development problems under more restrictive code requirements.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. R-1 zoning as recommended is consistent with the existing R-1 and R-2 zoning and land uses development patterns within the study area and supports maintaining a stable residential neighborhood of both single family and multi-family uses.
2. The area as proposed is appropriate for development allowed under R-1 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools.
3. The proposed R-1 down zoning will have minimal impact on street traffic.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The current South City Sector Plan proposed low density residential uses for the area recommended for R-1 zoning.
2. The current City of Knoxville One Year Plan proposes LDR (Low Density Residential) uses consistent with the proposed R-1 zoning. The 2009 One Year Plan annual update should include designating the property remaining R-2 zoning as MDR (Medium Density Residential).
3. Future consideration should be given to designating areas under a more accurate plan designation based on their current established uses. This would impact both the Sector plan and the One Year Plan.

MPC Action:

Approved

MPC Meeting Date: 2/12/2009

Details of MPC action:

Summary of MPC action:

R-1 (Low Density Residential) zoning for the portions of the R-2 zoned property within the study area shown on the Staff Recommendation Map

Date of MPC Approval:

2/12/2009

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: 3/10/2009

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 3/24/2009

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: