CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 3-A-13-RZ Related File Number:

Application Filed: 1/11/2013 **Date of Revision:**

Applicant: LESLIE L. GATTO AND WILLIAM C. BALL



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: North side Dutch Valley Dr., west of Plummer Rd.

Other Parcel Info.:

Tax ID Number: 69 J B 043 Jurisdiction: City

Size of Tract: 0.8 acres

Accessibility: Access via Dutch Valley Dr., a minor arterial street with 21' of pavement width within 50-55' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling

Surrounding Land Use:

Proposed Use: Attached residential development Density:

Sector Plan: North City Sector Plan Designation: MU-SD (MU-NC4)

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

Neighborhood Context: The north side of Dutch Valley Dr. in this area is developed with residential uses under R-1 and RP-1

zoning. The south side is developed with businesses under various zones.

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

Street: 1301 Dutch Valley Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park)

Former Zoning:

Requested Zoning: R-1A (Low Density Residential)

Previous Requests: Property was rezoned from R-1 to O-3 in 2009. (3-A-09-RZ)

Extension of Zone: Not extension of R-1A, but there is residential zoning on three sides

History of Zoning: Property was rezoned O-3 in 2009 (3-A-09-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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-1A (Low Density Residential) zoning.

Staff Recomm. (Full): The requested R-1A zoning is consistent with both the One Year Plan and sector plan proposals for

the property and is an extension of residential zoning from three sides.

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. R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern. All abutting properties are zoned for residential use.
- 2. The location of the property along a minor arterial street is appropriate for R-1A development.
- 3. The proposal is consistent with the one year and sector plan proposals.
- 4. Multi-dwelling apartments could be proposed for the site under R-1A zoning, because of its location along Dutch Valley Dr., which is classified as a minor arterial street. For apartments in the R-1A zone, a development plan would be subject to use on review approval by MPC.

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

- 1. R-1A zoning is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments.
- 2. Based on the above description, R-1A zoning is appropriate for this site.

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-1A zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 2. Under the requested R-1A zoning, the site could potentially be developed with duplexes on 10,000 square foot minimum lot sizes. R-1A zoning allows consideration of multi-dwelling structures when there is direct access to an arterial or collector street, such as in this case. Under R-1A zoning, multi-dwelling structures would require use on review approval by MPC.
- 3. Public water and sewer utilities are available to serve the site. R-1A zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

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. Both the North City Sector Plan and the Knoxville One Year Plan include this property within a mixed use special district. This particular district allows consideration of R-1A zoning.
- 2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved Meeting Date: 3/14/2013

Details of Action:

Summary of Action: R-1A (Low Density Residential)

Date of Approval: 3/14/2013 Date of Denial: Postponements:

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Date of Withdrawal:	Withdrawn prior to	publication?:	Action Ap	pealed?
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LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council Legislative Body:

Date of Legislative Action: 4/16/2013 Date of Legislative Action, Second Reading: 4/30/2013

Ordinance Number: Other Ordinance Number References:

Approved **Disposition of Case:** Approved Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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