CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:3-A-15-RZApplication Filed:1/7/2015Applicant:BRENT FARWICK

Related File Number: Date of Revision:

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PROPERTY INFORMATION

General Location:	Northeast side Luttrell St., southeast of Third Ave.			
Other Parcel Info.:				
Tax ID Number:	94 D F 004-006	Jurisdiction: City		
Size of Tract:	0.3 acres			
Accessibility:	Access is via Luttrell St., a local street with 38' of pavement width within 55' of right-of-way.			

GENERAL LAND USE INFORMATION Existing Land Use: Residential Surrounding Land Use: Density: Proposed Use: Residential Density: Sector Plan: Central City Sector Plan Designation: TDR Growth Policy Plan: Urban Growth Area (Inside City Limits) This section of Lutters of L

Neighborhood Context: This section of Luttrell St. from Third Ave. to E. Fourth Ave. is developed with a mix of commercial and residential uses under C-3/H-1 and R-1A/H-1 zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-3 (General Commercial) / H-1 (Historic Overlay)
Former Zoning:	
Requested Zoning:	R-1A (Low Density Residential) / H-1 (Historic Overlay)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of R-1A/H-1 from the southwest and northeast
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-1A (Low Density Residential) / H-1 (Historical Overlay) zoning.			
Staff Recomm. (Full):	This request is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of R-1A zoning from the southwest, across Lutrell St. The plans propose traditional neighborhood residential uses for the site, which allows consideration of R-1A zoning.			
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 either C-3/H-1 or R-1A/H-1 for residential use. The mix of residential and commercial uses on this street has long been established. 2. The proposal is an extension of R-1A/H-1 zoning from the southwest and northwest. 3. The proposal is consistent with the One Year and sector plan proposals. 4. The building on the site has a commercial look to it (see attached photo) and once housed businesses. However, the applicant has indicated that, currently, the building has only residential uses and that there is no intent for that to change. The requested R-1A zoning brings the existing use into conformance with zoning. The change to R-1A also brings the zoning into consistency with the sector plan and One Year Plan. 			
	 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. 3. The H-1 zoning overlay will remain in place. New construction on the exterior of the building will be subject to review by the Knoxville Historic Zoning Commission. 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. The change to R-1A zoning would bring the residential use into conformance with zoning. R-1A zoning allows consideration of multi-dwelling structures when there is direct access to an arterial or collector street. However, Luttrell St. is classified as a local street, so multi-dwelling development would not be permitted at this location. 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 Central City Sector Plan and the Knoxville One Year Plan propose traditional neighborhood residential uses for this property, consistent with the proposal. 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: 3/12/2015			

Details of Action:							
Summary of Action:	R-1A (Low Density Residential) / H-1 (Historic Overlay) zoning.						
Date of Approval:	3/12/2015	Date of Denial:	Postponements:				
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:						
LEGISLATIVE ACTION AND DISPOSITION							
Legislative Body:	Knoxville City Counc						
Date of Legislative Action:	4/14/2015	Date of Legislative Act	te of Legislative Action, Second Reading: 4/28/2015				
Ordinance Number:		Other Ordinance Num	Other Ordinance Number References:				
Disposition of Case:	Approved	Disposition of Case, S	econd Reading:	Approved			
If "Other":		If "Other":					

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

Amendments: