

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-H-19-RZ **Related File Number:**
Application Filed: 1/31/2019 **Date of Revision:**
Applicant: KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

PROPERTY INFORMATION

General Location: Southwest of Olive St., East of McConnell St., South of Kenner Ave.
Other Parcel Info.: Zoning request for R-2 for portion of the parcel currently zoned R-1
Tax ID Number: 82 O K PART OF 1.04 **Jurisdiction:** City
Size of Tract: 4.9 acres
Accessibility: Access is via McConnell Street, a minor collector, with a pavement width of 30' within a right of way of 44' and via Bethel Ave, a local street, with a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public / Quasi Public Land
Surrounding Land Use:
Proposed Use: Residential housing units **Density:**
Sector Plan: Central City **Sector Plan Designation:** MDR / TDR & HP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area is a mix of multi-family and single family residential uses in the Park City and Five Points neighborhoods.

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

Street: 2235 Kenner Ave
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:
Extension of Zone: Yes, this is an extension of the existing R-2 to the north on the same parcel.
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-2 (General Residential) district zoning.

Staff Recomm. (Full):

R-2 zoning at the requested location will create a consistent zone district over the entirety of the existing parcel. This is consistent with the LDR and TDR One Year Plan and East City Sector Plan designations.

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. The recommended zoning is appropriate for the subject area and is compatible with the surrounding development and zoning, consistent with the policies of the East City Sector Plan for the LDR and TDR land use designations.

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

- 1. This request for R-2 zoning is an extension of the existing R-2 zoning on the property and is consistent with the intent and purpose of the R-2 zone.
- 2. The intent of the R-2 zone is 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. The 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.

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. The requested R-2 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 2. The proposals impact on traffic has been addressed previously in the concept plan staff recommendation for 11-SC-18-C.
- 3. The R-2 zoning will have minimal impact on adjacent properties, as it is an extension of the existing R-2 zoning.

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. The LDR and TDR sector plan and one year plan designations for the site recommend R-2 zoning, consistent with the adopted plans of Knoxville and Knox County.
- 2. Dedication of the right-of-way for Bethel Ave. as mentioned in the staff report for 11-SC-18-C, which is currently on private property between McConnell St. and S. Olive St., is also recommended.
- 3. The recommended zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 3/14/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE R-2 (General Residential) district zoning.

Date of Approval: 3/14/2019 **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: 4/9/2019

Date of Legislative Action, Second Reading: 4/23/2019

Ordinance Number:

Other Ordinance Number References: O-57-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: