

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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: 4-A-07-OA **Related File Number:**
Application Filed: 3/13/2007 **Date of Revision:**
Applicant: CREATION OF AN R-1EN (ESTABLISHED NEIGHBORHOOD) RESIDENTIAL DIST

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: amend the City of Knoxville Zoning Ordinance to include an R-1EN (Established Neighborhood) (formerly called R-100) zone district which will create a new residential district within the community to require minimum lot size of 22,500 sq. ft.

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: amend the City of Knoxville Zoning Ordinance to include an R-1EN (Established Neighborhood) (formerly called R-100) zone district which will create a new residential district within the community to require minimum lot size of 22,500 sq. ft.

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): approve

Staff Recomm. (Full): In the current year work program, MPC staff committed to work within the City that was packaged under the heading Strong Neighborhood Initiatives. One piece of that work is to create a family of low density residential zone districts that reflect the actual development pattern of established neighborhoods. These new districts would replace the current R-1 zone district where the prevalent development pattern matches the new districts.

The proposed R-1EN (Established Neighborhood) Residential Zone District, first tentatively called R-100, creates a zone district for established neighborhoods that were developed with significantly larger lots than their current R-1 zoning. Its intent is twofold:

- to preserve the existing pattern of development by establishing dimensional requirements that more closely match the existing development, and
- to protect the existing character of development by establishing minimum design requirements for new housing within the neighborhood.

The proposed R-1EN district adds three new uses to the mix in the R-1 family of districts:

- It creates a new use-on-review called Accessory Dwelling Units (ADU). These are typically apartments created within existing houses or added to accessory structures such as detached garages. In the older neighborhoods created before zoning there are many examples of these. Many cities allow ADU as a use without review, including many university towns. ADU provide many positive impacts with little or no impact on the character of a neighborhood.
- Duplexes are allowed as a use-on-review if located on a larger corner lot with only a single entry facing each street.
- Bed and Breakfast Inns are allowed as a use-on-review with requirements relating to owner-occupancy, operations, parking and location.

The proposed R-1EN district establishes dimensional and density requirements much less dense than the R-1 district. It also creates side yard requirements that are a percentage of lot width, rather than a fixed distance and front yard requirements that take into account neighboring established yards through an averaging process. It establishes several new concepts:

- Requirements for accessory buildings that acknowledge the larger lots and larger primary structures likely in the district;
- a definition of pervious surface with requirements for a minimum pervious surface in each required yard;
- a definition of irregular lot that allows some flexibility through administrative establishment of setbacks; and
- a definition of infill parcel that allows development through a use-on-review style of process.

The proposed R-1EN district establishes design requirements for new primary structures that will encourage thoughtful design that reflects the complex and intricate design that is prevalent in these established neighborhoods. Requirements are created for:

- foundations,
- orientation of structure to the street,
- door openings on attached garages,
- building mass and shape,
- elevations facing the street.

Staff may waive these requirements for buildings on irregular lots that are determined to be not visible from the street.

The proposed R-1EN district establishes requirements for the location of off-street parking spaces and the maximum area of paved driveways and access in front and street side yards.

Additional requirements are prepared for:

- Infill Parcel development,
- Accessory Dwelling Units,
- Bed and Breakfast Inns.

Administration of these requirements will be completed by MPC staff prior to the issuance of a building permit.

Is there a conflict between protecting neighborhoods and increasing development opportunities within the city? At first glance it may seem that creating a new larger lot zone district is contrary to the community goal of encouraging greater density throughout the city, but the proposed district addresses this conflict in a number of ways.

- First, established neighborhoods need to be protected and the current R-1 zone makes them vulnerable to inappropriate infill development. Established lots can be subdivided, with new lots created in front of existing houses, and new houses can be built or moved in without regard to established development.
- Second, the proposed district allows for increased density through a number of methods:
 - o The minimum lot sizes are smaller than the current average lot size;
 - o ADUs are allowed with review;
 - o Duplexes are allowed with review; and
 - o Infill development is allowed on qualified parcels with review at densities greater than current development.

Comments:

MPC Action: Approved

MPC Meeting Date: 4/12/2007

Details of MPC action:

Summary of MPC action: approve

Date of MPC Approval: 4/12/2007

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: 5/8/2007

Date of Legislative Action, Second Reading: 5/22/2006

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: