

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 4-A-16-RZ **Related File Number:** 4-A-16-PA
Application Filed: 1/29/2016 **Date of Revision:**
Applicant: JOHN SARASU

PROPERTY INFORMATION

General Location: Southwest side Fennel Rd., southeast of Sylvia Dr.
Other Parcel Info.:
Tax ID Number: 68 L G 023 **Jurisdiction:** City
Size of Tract: 10800 square feet
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4619 Fennel Rd
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: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

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. (Applicant requested R-2.)

Staff Recomm. (Full): The recommended R-1A zoning will bring the existing use into compliance with zoning, and is compatible with the scale and intensity of surrounding development and zoning pattern. R-1A zoning is consistent with the current LDR plan designations on the site, eliminating the need for unnecessary plan amendments. The site is too small to accommodate any more than the two attached units on site. The requested R-2 zoning allows multi-dwelling attached development with no review by MPC.

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 R-1A zoning for the subject property will bring the reported duplex use into compliance with zoning.
2. R-1A zoning is consistent with the current LDR plan designations on the property. The requested R-2 zoning requires that the One Year Plan and sector plan be amended to MDR, which is not warranted.
3. R-1A uses are compatible with the surrounding land use and zoning pattern.
4. The site is about a quarter acre, and is developed with a duplex. With the relatively small size of the site, the requested R-2 zoning is not appropriate. It would be difficult to develop additional units on the site while keeping it consistent with surrounding uses.

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 requested R-2 zoning would potentially allow more than two units on the site, which would be out of character with the other properties along this section and side of Fennel Rd.

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 recommended R-1A zoning is compatible with the surrounding land uses and zoning pattern.
2. R-1A zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. There will be no impact on existing streets because the property is already developed with a duplex, which is the most that could be accommodated under the recommended R-1A 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 City of Knoxville One Year Plan and the North City sector plan both propose LDR uses for the site, consistent with the recommended R-1A zoning, but not with the requested R-2 zoning.
2. The applicant has requested amendments to the above plans to MDR, which accompany this rezoning request. However, staff recommends to deny the MDR requests. The current LDR designation allows consideration of R-1A zoning, which gives the applicant reasonable uses of the property.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended R-1A zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 4/14/2016

Details of Action:

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

Date of Approval: 4/14/2016 **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: 5/10/2016 **Date of Legislative Action, Second Reading:** 5/24/2016

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:**