

CASE SUMMARY

APPLICATION TYPE: GENERAL REZONING

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-H-13-RZ **Related File Number:**
Application Filed: 3/7/2013 **Date of Revision:** 4/23/2013
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: North side Sutherland Ave., east and west sides Forest Heights Blvd.
Other Parcel Info.:
Tax ID Number: 107 K J 017 OTHER: FOREST HEIGHTS NEIGHBORHO **Jurisdiction:** City
Size of Tract: 82.6 acres
Accessibility: Access to the neighborhood is from Sutherland Ave., a minor arterial street with 21' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached residential
Surrounding Land Use:
Proposed Use: Detached residential **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR and HP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This neighborhood is developed with detached houses in the R-1 zoning district.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) & RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: R-1E (Low Density Exclusive Residential)
Previous Requests: None noted
Extension of Zone: No
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-1E (Low Density Exclusive Residential) zoning.

Staff Recomm. (Full):

R-1E zoning is appropriate for this neighborhood, which consists of exclusively detached dwellings on individual lots. R-1E zoning is consistent with the sector plan and One Year Plan proposals for the area, which call for low density residential development.

Comments:

At their March 5, 2013 meeting, City Council passed a resolution, requested by Councilmember Grieve, "respectfully requesting the Metropolitan Planning Commission to consider and make a recommendation to City Council regarding the possible change to the zoning classification of properties within the Forest Heights Neighborhood located in the City of Knoxville from R-1 Low Density Residential to R-1E Low Density Exclusive Residential and, to the extent required, amending the One Year Comprehensive Development Plan and Zoning Plan for the City of Knoxville to amend the classification of all such property, if necessary". As a result of this resolution, MPC initiated this zoning application, proposing to rezone the neighborhood from R-1 and RP-1 to R-1E. No amendments to the One Year Plan or the West City Sector Plan are needed, as they both propose low density residential uses, consistent with R-1E zoning.

The effect of the proposed rezoning to R-1E for this neighborhood is that certain uses, which require use on review approval by MPC, such as home occupations, churches, schools and child day cares, could no longer be considered within the R-1E zone as they would be in the current R-1 zone. Home offices, defined as a space within a dwelling unit designed for and used to support an occupation of a person residing in the dwelling unit involving only written correspondence, telephones, computers or other common office equipment, would be allowed as a permitted use, as long as they meet the standards of Article 5, Section 12 of the Knoxville Zoning Ordinance. The ordinance amendment to allow home offices was approved by City Council on second reading on 1/21/2014.

Action:

Approved

Meeting Date: 3/13/2014

Details of Action:

Summary of Action:

R-1E (Low Density Exclusive Residential)

Date of Approval:

3/13/2014

Date of Denial:

Postponements: 4/11/13-5/9/13

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

4/15/2014

Date of Legislative Action, Second Reading: 4/29/2014

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: