

CASE SUMMARY

APPLICATION TYPE: 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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www.knoxmpc.org

File Number: 4-I-09-RZ **Related File Number:** 4-D-09-PA
Application Filed: 3/3/2009 **Date of Revision:**
Applicant: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

PROPERTY INFORMATION

General Location: Southeast side Bethel Ave., southwest side McConnell St.
Other Parcel Info.:
Tax ID Number: 95 B G 002 OTHER: PORTION. MAP ON FILE AT MPC. **Jurisdiction:** City
Size of Tract: 5.26 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Multi-dwelling development for low income elderly housing **Density:** 16 du/ac
Sector Plan: Central City **Sector Plan Designation:** Public Parks and Open Space
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 2036 Bethel Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density up to 24 du/ac.

Staff Recomm. (Full):

RP-1 zoning is similar in intensity to the current R-2 zoning noted across the street to the north, and is compatible with development in the surrounding area. Both zones permit densities up to 24 du/ac. in areas designated for medium density residential uses, but the RP-1 zone requires use-on review approval of a site plan prior to development.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. The proposed MDR designation and RP-1 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are of similar or less intensity than much of the surrounding development and zoning.
3. There are many adjacent and surrounding properties in the area that are currently developed with attached multi-dwelling residential uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The RP-1 zone, as described in the zoning ordinance, requires a development plan approval process that is intended to provide residential development and related activities that are surrounded by landscaped yards and open areas that are compatible with surrounding residential uses.
2. Based on the above general intent, this site is appropriate for RP-1 zoning and medium density development.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan amendment for medium density residential use for this site is consistent with the RP-1 zoning.
2. This site is located within the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of this request is not expected to lead to future requests for RP-1 uses in the area.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

RP-1 (Planned Residential) at a density up to 24 dwelling units per acre

Date of Approval:

4/9/2009

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: 5/5/2009

Date of Legislative Action, Second Reading: 5/19/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: