

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

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

File Number: 5-I-10-RZ **Related File Number:**
Application Filed: 3/29/2010 **Date of Revision:**
Applicant: HOLROB RESIDENTIAL, LLC

PROPERTY INFORMATION

General Location: Southwest side Luttrell St., southeast of Third Ave.
Other Parcel Info.:
Tax ID Number: 94 D J 00601,007,009 & 010 **Jurisdiction:** City
Size of Tract: 0.5 acres
Accessibility: Access is via Luttrell St., a local street with 38' of pavement width within 55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One house
Surrounding Land Use:
Proposed Use: Four houses **Density:**
Sector Plan: Central City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with residential uses under R-1A/H-1 zoning. There are a few businesses located to the northeast, across Luttrell St., zoned C-3/H-1.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) / H-1 (Historical Overlay)
Former Zoning:
Requested Zoning: R-1A (Low Density Residential) / H-1 (Historical Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of R-1A/H-1 from the southwest.
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-1A (Low Density Residential)/H-1 (Historical Overlay) zoning.

Staff Recomm. (Full): R-1A/H-1 zoning is an extension of zoning from the southwest and is appropriate for both the existing and proposed residential development on the properties. The applicant intends to create lots for 4 residential dwellings. The proposal is consistent with both the One Year Plan and sector plan.

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

1. R-1A/H-1 zoning is compatible with the scale and intensity of the surrounding development and zoning pattern. It is also consistent with both the current and proposed residential uses on the southwest side of Luttrell St. in this block.
2. R-1A/H-1 is an extension of zoning from the southwest and is consistent with both the sector plan and One Year Plan proposals for the site. Most of the Fourth and Gill neighborhood is already zoned R-1A/H-1.
3. R-1A/H-1 zoning will allow the proposed development of four residential lots and houses on the site. The H-1 (Historical Overlay) will ensure that any new development is consistent with the established Design Guidelines of the historic Fourth and Gill neighborhood. A Certificate of Appropriateness would need to be approved by the Historic Zoning Commission prior to any new construction of houses, or restoration of the existing house.
4. The City of Knoxville One Year Plan proposes that this area be rezoned to R-1A/H-1 as one of the "Proposed general rezonings" for the Central City sector. It's number is GR-74 (see attached). These are listed by sector in Chapter 5 of the One Year Plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, 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. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. The H-1 overlay district is intended, as provided in Tennessee Code Annotated, section 13-7-401 et seq., to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, the State of Tennessee and the United States of America. This district is also intended to assist in stabilizing and improving property values in historic areas by encouraging rehabilitation or new construction harmonious with the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure which is located or proposed to be located in an H-1 historic overlay district. This district is not intended, however, to regulate the use of land, buildings or structures.
3. Based on the above general intent, this area is appropriate for R-1A/H-1 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The impact to the streets and school system will be minimal.
3. The impact on adjacent properties will be minimal. Most of the surrounding neighborhood is already zoned R-1A/H-1.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for this site, consistent with the proposal.
2. Approval of this request could lead to future requests for R-1A/H-1 zoning on other properties along this block of Luttrell St., as proposed by the adopted plans for the area.

Action: Approved **Meeting Date:** 5/13/2010

Details of Action:

Summary of Action: R-1A (Low Density Residential)/H-1 (Historic Overlay)

Date of Approval: 5/13/2010 **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: 6/15/2010

Date of Legislative Action, Second Reading: 6/29/2010

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: