

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-C-01-PA **Related File Number:** 7-L-01-RZ
Application Filed: 6/26/2001 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION
Owner:

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

PROPERTY INFORMATION

General Location: South side Higgins Ave., east side Martin Mill Pike, west side Smelser Rd.. north side Gayview Dr
Other Parcel Info.:
Tax ID Number: 123 CITY BLOCKS 25-860, 861, OTHER: 871, 872, 990, **Jurisdiction:** City
Size of Tract: 96.5 acres
Accessibility: Access to the area is via Martin Mill Pike, a minor arterial street with approximately 21 ft. of pavement within a 30 to 70 ft. right-of-way, and W. Young High Pike, a major collector street, with approximately 21 ft. of pavement within a 35 to 70 ft. right-of-way. Several local streets provide internal access for the area.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family housing, duplexes, apartments, church, utility office, and vacant land
Surrounding Land Use:
Proposed Use: Same as existing uses **Density:** Not applicable
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The area is an older neighborhood characterized primarily by single-family housing, with duplexes and apartment buildings located in the eastern portion, north of Gayview Dr. and west of Smelser Rd. The extreme southern portion of the area includes single family housing on large lots. The portion of the study area north of W. Young High Pike is part of the Vestal Bicentennial Neighborhood.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: R-1 (Single Family Residential) & R-1A (Low Density Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this area. MPC considered and approved a similar general rezoning for the neighborhood west of Martin Mill Pk. in 2000.

PLAN INFORMATION (where applicable)

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

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:
Surveyor:
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: EMJ

Staff Recomm. (Abbr.): APPROVE MDR (MEDIUM DENSITY RESIDENTIAL) for Parcel 14 on Smelser Rd., as shown on the following map marked "Staff Recommendation".

Staff Recomm. (Full): Properties in the study area should be maintained primarily under LDR (LOW DENSITY RESIDENTIAL), with those properties developed with apartments designated under MDR. Parcel 14, as well as three other properties designated under MDR, are developed with apartments. The South City Sector Plan designates this area for low density residential development.

Comments: The MPC staff initiated the Cypress/Hialeah Rezoning Study at the request of a property owner on Cypress Lane, who expressed concerns about neighboring properties being developed with apartments under the area's R-2 (General Residential) zoning. The area defined for this study was recommended in the One Year Plan to be reviewed for a possible down zoning from R-2 to a zone more in keeping with the area's land use pattern. With the exception of four properties developed with apartments, the area is developed with single family housing, with some duplexes located in the eastern portion of the area, north of Gayview Drive and west of Smelser Road. There are several vacant properties scattered throughout the area.

Even though there are several apartments in the study area, future medium density development should not be allowed for two reasons. First, the area's local streets are narrow, with most of the pavement widths in the 15 to 18 ft. range. This is not appropriate for development as intense as multi-family housing, which should be located on streets that are classified as either collector or arterial streets, with a minimum pavement width of 26 ft. And second, additional multi-family housing would not be compatible with the scale and intensity of the area's predominantly low density residential character, especially if it were scattered throughout the area. The area should be maintained primarily as a single family neighborhood.

The recommended zoning of either R-1 or R-1A for most of the area would maintain its low density residential character, while allowing some development flexibility. Duplex development would be allowed on properties zoned R-1A as a permitted use. R-1A properties, with frontage on either Martin Mill Pike or W. Young High Pike, could be developed or redeveloped with multi-family residential, but within the One Year Plan low density range of up to 5.9 dwellings per acre. Such development would have to be approved as a use on review by the Planning Commission. To avoid creating non-conforming uses, the properties developed with apartments should be maintained under R-2 zoning.

The staff conducted four public workshops in the area at South Knoxville Community Center. Attendance ranged from 6 to 51 people. The owners of the following properties have expressed a desire to maintain their R-2 zoning:

- Two tracts on W. Young High Pike, Parcels 123 BA 005 & 123 BA 006
- One tract at 210 Glass Lane, Parcel 123 BA 029

MPC Action: Approved **MPC Meeting Date:** 7/12/2001

Details of MPC action:

Summary of MPC action: APPROVE MDR (MEDIUM DENSITY RESIDENTIAL) for Parcel 14 on Smelser Rd.

Date of MPC Approval: 7/12/2001

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/13/2001

Date of Legislative Action, Second Reading: 11/27/2001

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 8/7/01, 9/4/01, 10/30/01

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: