

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 7-D-18-RZ

**Related File Number:**

**Application Filed:** 5/25/2018

**Date of Revision:**

**Applicant:** LOGAN WENTWORTH

## PROPERTY INFORMATION

**General Location:** South side Alamo Ave., east of Home St.

**Other Parcel Info.:**

**Tax ID Number:** 95 M D 026

**Jurisdiction:** City

**Size of Tract:** 0.3 acres

**Accessibility:** Access is via Alamo Ave., a local street with 16' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot

**Surrounding Land Use:**

**Proposed Use:** Detached residence

**Density:**

**Sector Plan:** South City

**Sector Plan Designation:** LDR

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center and the Tennessee School for the Deaf are located in the area, zoned R-1 and OS-1.

## 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)

**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.:

**PLANNING COMMISSION 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 consistent with the sector plan and One Year Plan proposals for the property. The requested zoning will allow the existing lot to be recorded in consistency with the zoning requirements. The property does not meet the minimum lot width at the front building line required under R-1 zoning. The R-1E zone does not have a minimum lot width requirement, so it would allow the lot to be platted and recorded, in accordance with the zoning regulations. Once the lot is legally recorded, then a building permit may be issued for the construction of a dwelling.

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. R-1E zoning is consistent with the adopted plan designations of the sector plan and One Year Plan, which propose low density residential uses.
2. R-1E uses are compatible with the surrounding land use and zoning pattern.
3. R-1E zoning is appropriate for this site, which is adjacent to other residential uses and zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The R-1E zone, as described in the zoning ordinance, is a restrictive residential district intended to be used for establishing low density residential subdivisions and areas immediately adjacent to such development intended to be defined and protected from encroachment of uses not performing a function necessary to the low density residential environment.
2. Based on the above general intent, this site is appropriate for R-1E zoning.

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-1E zoning is compatible with the surrounding land uses and zoning pattern.
2. R-1E zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle any additional traffic generated by allowing residential use of the site.

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 Central City Sector Plan both designate this property for LDR (Low Density Residential) uses. This designation allows consideration of R-1E zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This recommended R-1E zoning does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 7/12/2018

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE R-1E (Low Density Exclusive Residential) zoning.

Date of Approval: 7/12/2018

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:** 8/14/2018

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 8/28/2018

**Other Ordinance Number References:** O-126-2018

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**