

**CASE SUMMARY**  
**APPLICATION TYPE: REZONING**  
**ONE YEAR PLAN AMENDMENT**

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  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 7-I-12-RZ                      **Related File Number:** 7-E-12-PA  
**Application Filed:** 5/29/2012                      **Date of Revision:**  
**Applicant:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

**PROPERTY INFORMATION**

**General Location:** Northeast side Curie Pl., southeast side Wilson Ave., northwest side Selma Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N D 002-007, 025                      **Jurisdiction:** City  
**Size of Tract:** 1.03 acres  
**Accessibility:**

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling residential                      **Density:** 12 du/ac  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

**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-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

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

## **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 RP-1 (Planned Residential) zoning at a density of up to 13 du/ac.

**Staff Recomm. (Full):** RP-1 zoning at the recommended density will allow the proposed development of 12 dwelling units, but, unlike the requested R-2 zone, will require use on review approval of a development plan by MPC. This will give the public and others the opportunity to review and comment on the proposed plans for the site.

**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. RP-1 zoning at 13 du/ac will allow the vacant property to be developed with up to 12 dwelling units, as proposed.
2. Since the site is located within a predominately detached residential area, staff recommends RP-1 zoning rather than the requested R-2. This will require use on review approval of a development plan by MPC, and will give the public and others the opportunity to review and comment on the proposed plans for the site.
3. If developed under RP-1 zoning, the site can be developed in such a way to minimize impacts to adjacent properties. There is a park to the southwest of the site, which will serve as a recreational amenity to future residents.

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

1. RP-1 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-1 is the most appropriate zone for this development.

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. Potential negative impacts will be minimized with RP-1 zoning, as it requires development plan approval by MPC.
2. The proposal will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.

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. With the proposed amendment to MDR, RP-1 zoning at up to 13 du/ac is consistent with the City of Knoxville One Year Plan.
2. There is an associated request to amend the East City Sector Plan (7-D-12-SP) from LDR to MDR for this site, which is consistent with the recommended zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 7/12/2012

**Details of Action:**

**Summary of Action:** RP-1 (Planned Residential) at a density up to 13 dwelling units per acre

**Date of Approval:** 7/12/2012

**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:** 8/7/2012

**Date of Legislative Action, Second Reading:** 8/21/2012

**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:**