

CASE SUMMARY

APPLICATION TYPE: ORDINANCE 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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 8-A-10-OA **Related File Number:**
Application Filed: 7/7/2010 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: amendments to the City of Knoxville Zoning Code renaming the district R1-EN (Established Neighborhood) to EN-1 (Established Neighborhood) and adding new EN-2 (Established Neighborhood) district regulations

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
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.: amendments to the City of Knoxville Zoning Code renaming the district R1-EN (Established Neighborhood) to EN-1 (Established Neighborhood) and adding new EN-2 (Established Neighborhood) district regulations

MPC ACTION AND DISPOSITION

Planner In Charge: Mark Donaldson

Staff Recomm. (Abbr.): Approve amendments to R-1EN (Established Neighborhood) renaming to EN-1 and creating a new EN-2 district regulations

Staff Recomm. (Full): Staff recommends that the Planning Commission recommend approval of the establishment of the EN (Established Neighborhood) zone districts, renaming the R-1EN (Established Neighborhood) district to EN-1, providing minor amendments, and creating new EN-2 district regulations.

Comments: Request:
Consider making a recommendation to City Council regarding the establishment of the EN (Established Neighborhood) zone districts, renaming the R-1EN (Established Neighborhood) district to EN-1, providing minor amendments, and creating new EN-2 district regulations.

Background:

The R-1EN zone district was created in 2007 to protect established neighborhoods. As a result of working with Westmoreland Heights, R-1EN has been modified to EN, with the name of the zone district for previously zoned neighborhoods changed to EN-1 and a slightly modified set of zoning regulations established for Westmoreland Heights as EN-2. Minor amendments to the current R-1EN regulations are proposed.

The EN district creates dimensional regulations that reflect the existing development and subdivision pattern and enacts minimal design standards that respect the prevalent development character of the neighborhood. The district has been used in areas that were subdivided and developed outside the City of Knoxville and subsequently annexed into the city with R-1 zoning. The requirements of the R-1 zone district do not correspond to the actual development pattern of these areas. To date, R-1EN has been applied to the following areas, which are now proposed to be called EN-1:

- Holston Hills/Chilhowee Hills/Holston Heights area in east Knoxville
o1,285 acres with 1,250 lots or parcels
- Highland Drive/Maple Drive area in Fountain City
o124 acres with 173 lots or parcels
- Woodcrest Drive/Seminole Road area in Fountain City
o114 acres with 192 lots or parcels
- Castle Heights/Sherwood Forest/Ridgecrest/BelCaro area in Fountain City
o154 acres with 245 lots or parcels
- Curtis Lane in Fountain City
o54 acres with 54 lots or parcels

MPC staff has been working with the Westmoreland Heights area over the last two years to apply the new EN-2 zone district to this established neighborhood in west Knoxville. It is located to the north of Westland Drive and contains property on Sherwood and Stone Mill Drives and Orchard and Hemlock Roads. The area contains 194 acres and 195 parcels, an average density of 1 house per acre. Currently platted lots and legal parcels of record will have legal nonconforming status, as will lots established on the City's ward map.

The proposed EN (Established Neighborhood) Residential Zone District creates a zone district for established neighborhoods that were developed with significantly larger lots than their current R-1 zoning. Its intent is twofold:

- to preserve the existing pattern of development by establishing dimensional requirements that more closely match the existing development, and

•to protect the existing character of development by establishing minimum design requirements for new housing within the neighborhood.

Minor amendments to the old R-1EN requirements are proposed. They include:

- Adding applicability tables at subsection C and subsection F;
- Changing the uses permitted (subsection D), and dimensional and density requirements (subsection E) to a tabular format;
- Amending the wording regarding minimum front yard requirements to include the term "same side of the street" instead of "same street"; and
- Adding two new provisions (numbers 6 and 7) to the requirements for infill parcel development.

The EN zone district establishes minimum design requirements for any primary structure built or moved into the district. These requirements will assure compatibility with the existing homes in the district. The EN-2 regulations developed for Westmoreland Heights waive many of the design requirements and have several other differences from EN-1 with regard to uses permitted and dimensional requirements.

Many meetings were held with a group of Westmoreland Heights property owners over the past two years to determine the desired regulations. Jeff Baermann of the neighborhood association board reports a vote within the area was conducted by the board and 91% of those responding (78 of 86) supported the rezoning.

Analysis:

The proposed amendment modifies and expands an existing district that is used to protect the established development pattern of historic neighborhoods. The amendment is consistent with the intent of the zoning ordinance, will not adversely affect any other part of the city and is consistent with the General Plan policy to protect historic neighborhoods.

Action: Approved **Meeting Date:** 8/12/2010

Details of Action:

Summary of Action: Approve amendments to R-1EN (Established Neighborhood) renaming to EN-1 and creating new EN-2 district regulations

Date of Approval: 8/12/2010 **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: 9/7/2010 **Date of Legislative Action, Second Reading:** 9/21/2010

Ordinance Number: O-132-2010 **Other Ordinance Number References:** O-132-2010

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Added "Alternative" to heading in Section I

Date of Legislative Appeal: **Effective Date of Ordinance:**