

CASE SUMMARY

APPLICATION TYPE: GENERAL 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

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File Number: 8-C-13-RZ **Related File Number:**
Application Filed: 6/10/2013 **Date of Revision:**
Applicant: METROPOLITAN PLANNING COMMISSION

PROPERTY INFORMATION

General Location: An area generally located between south of Cedar Ln., east of Rowan Rd. and north and west of Inskip Rd.
Other Parcel Info.:
Tax ID Number: 69 A B 016 AND OTHERS **OTHER: MAP ON FILE AT MP** **Jurisdiction:** City
Size of Tract: 50 acres
Accessibility: Primary access streets to the neighborhood are Inskip Rd., a major collector street, Cedar Ln., a minor arterial street, and Rowan Rd., a minor collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached residential
Surrounding Land Use:
Proposed Use: Detached residential **Density:**
Sector Plan: North City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The subject area is located within the larger Inskip area, that is primarily developed with various types of residential uses under R-2 zoning.

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: R-1A (Low Density Residential)
Requested Zoning: R-1 (Low Density Residential) or R-1A (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of R-1 from the east
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-1 (Low Density Residential) and R-1A (Low Density Residential), as shown on attached 'MPC staff recommendation map'.

Staff Recomm. (Full): R-1 and R-1A zoning, as recommended, is consistent with recommendation of the Inskip Small Area Study. The majority of the subject parcels are developed with detached dwellings on individual lots. The recommended downzoning will prevent the further proliferation of multi-dwelling attached structures within the established neighborhood, as has been permitted under the current R-2 zoning. The R-1A zoning is recommended for a small area that, when studied, was deemed more suitable for development of duplexes, as well as single detached dwellings.

Comments: In May 2013, the Knoxville City Council passed a resolution (R-161-2013), requesting the MPC to review all residential land located within the Inskip neighborhood with regard to a potential rezoning to a low density residential district. The purpose of the request is to determine an appropriate means to preserve the integrity, history and stability of the neighborhood. MPC staff is hosting two public meetings in the Inskip Area to explain this proposal to property owners within the area. One meeting was held on July 22 and the proposal was generally supported by those present. The second meeting will be held on August 5. Both meetings were held at 6:00pm at Inskip Baptist Church on Rowan Rd. All property owners within the subject area were mailed a letter (attached) describing the proposal in addition to the usual postcard with information about the rezoning proposal. The letter provided notification of the August 5th meeting and the postcard provided notice of the MPC public hearing on August 8th.

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. The rezoning area is all proposed for low density residential uses, consistent with R-1 or R-1A zoning, not with the current R-2 zoning.
2. Most of the area is recommended for R-1 zoning and some is recommended for R-1A. This staff recommendation is consistent with the proposal contained in the Inskip Small Area Plan, which was adopted in March 2011. Some excerpts from the Plan are attached describing the recommended general rezoning to R-1 or R-1A.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. In the Inskip Small Area Plan, it was documented that a majority of the area is considered as single-family residential land use (or detached houses on individual lots); however, the zoning predominantly allows for multi-family residential uses. Such a discrepancy between land use and zoning can have destabilizing effect on a neighborhood, so the plan recommends rezoning large clusters of single-family houses from the R-2 (General Residential) district to either the R-1 or R-1A (Low Density Residential) district.

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

1. The requested R-1 zone is a restrictive residential district intended for low density residential land uses. It allows detached dwellings on individual lots as a permitted use.
2. R-1A zoning provides for low to medium population density. The principal uses of land may range from house to low density multi-dwelling structures or developments. R-1A zoning allows R-1 uses plus duplexes, if minimum lot size requirements can be met, as permitted uses. Multi-dwelling attached development may be considered as a use on review, if the site has frontage on a collector or arterial

street. In this area, the only two streets that would qualify are Inskip Dr. and Rowan Rd.
3. Based on the above descriptions, R-1 and R-1A are appropriate zones for this area.
4. The current R-2 zoning allows multi-dwelling attached residential development as a permitted use, with no public review.

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. R-1 and R-1A zoning are compatible with surrounding development and should have a minimal impact on adjacent properties. Potential negative impact on established single-dwelling uses will be greatly reduced from what is currently permitted under R-2.
2. The recommended downzoning of the subject area should have a stabilizing effect on the overall neighborhood. It would eliminate the possibility of further development of attached, multi-dwelling uses among the detached dwellings. This pattern is allowable under R-2 zoning, and has led to small apartment developments at inappropriate locations in the interior of the neighborhood that are surrounded by detached dwellings. There are some duplexes and multi-dwelling structures within the subject area. If the area is rezoned, they would become legal, nonconforming uses and could continue to exist as is, but could not be expanded. Also, if one of these uses is destroyed, it could not be redeveloped as it was. New development would need to conform to either R-1 or R-1A zoning.
3. Public water and sewer utilities are available in the area.

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 North City Sector Plan, as amended by the Inskip Small Area Plan, proposes low density residential uses for this area, consistent with the proposed R-1 or R-1A zoning.
2. The City of Knoxville One Year Plan, as amended by the Inskip Small Area Plan, proposes low density residential uses for this area, consistent with the proposed R-1 or R-1A 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:** 8/8/2013

Details of Action:

Summary of Action: R-1 (Low Density Residential) and R-1A (Low Density Residential), as shown on attached 'MPC staff recommendation map'.

Date of Approval: 8/8/2013 **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: 9/3/2013

Date of Legislative Action, Second Reading: 9/17/2013

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:

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