CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-C-19-RZ Related File Number:

Application Filed: 6/20/2019 **Date of Revision:**

Applicant: CHRISTINE DUNCAN

PROPERTY INFORMATION

General Location: North side of Hutchison Avenue, east side of Rosemond Drive, south side of Crest Drive

Other Parcel Info.:

Tax ID Number: 81 D D 056 Jurisdiction: City

Size of Tract: 1.13 acres

Accessibility: The site is accessed from Hutchinson Road, a local road with a 24-foot pavement width and an

approximately 54-foot right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Cell Tower Site - TCU (Transportation, Communications, Utilities)

Surrounding Land Use:

Proposed Use: Build 4 detached condo cottages of 640 sq ft Density: 4 du/ac

Sector Plan: East City Sector Plan Designation: TDR (Traditional Neighborhood Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The neighborhood consists of small lot, single-family residential uses and scattered multifamily use, as

well as varied commercial uses nearby to the west. There is a commercial node at the intersection of Hutchinson Avenue and Edgewood Drive approximately a block away to the west. In the immediate

vicinity, there is a duplex, WBIR TV station, and this lot contains a cell tower.

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

Street: 1613 Hutchinson Avenue

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) / IH-1 (Infill Housing Overlay)

Former Zoning:

Requested Zoning: RP-1 (Planned Residential) / IH-1 (Infill Housing Overlay) to remain

Previous Requests:

Extension of Zone: N/A

History of Zoning: The Infill Housing Overlay was created and applied to this neighborhood in October, 2007.

PLAN INFORMATION (where applicable)

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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: Michelle Portier

Staff Recomm. (Abbr.): Approve RP-1 (Planned Residential) zoning with a density of up to 8 du/ac.

Staff Recomm. (Full): Staff recommends approval of RP-1 (Planned Residential) zoning since it is compatible with the sector

plan land use designation and the area consists of smaller lot, single family homes and various

commercial uses.

the area.

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. This property is located within the City of Knoxville. There have been no substantial changes to the area. However, due to the mix of existing land uses, this request is in character with the neighborhood. 2. This end of Hutchinson Avenue has developed as a commercial node, with commercial properties terminating at the adjacent parcel to the west. Higher density, multifamily dwellings currently exist in

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

- 1. The proposed amendment to 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, education, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. In order to accomplish these objectives, a new RP-1, RP-2, or RP-3 planned residential district may be created to be developed specifically as planned unit development.
- 2. District regulations shall be as outlined in this section and shall be the same for RP-1, RP-2, and RP-3 districts except for the overall population density permitted in each district.
- 3. Each planned unit development shall be compatible with the surrounding or adjacent districts. Such compatibility shall be determined by the Planning Commission by review of development plans for the district.
- 4. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 area to the west has developed into a variety of commercial uses, and the area to the east consists of smaller lots ranging in size from 0.18 ac to 0.50 ac.
- 2. The density proposed by the applicant (7 du/ac) is higher than existing conditions (2.12 du/ac). However, only 3 lots directly front the street, with the remaining 5 proposed as a back row of houses.
- 3. Access for all lots would be off Hutchinson Avenue, as the right-of-way visible behind the property in maps is an undeveloped strip of land.
- 4. RP zoning requires development review, which would address any potential adverse effects.
- 5. Due to the IH-1 overlay district, the site and building plans must comply with IH-1 regulations, which require new construction to be compatible with houses on the same block in terms of building width, space between structures, setbacks, etc. Site and building plans will require approval by the Infill Housing Review Committee in addition to the use on review required by the RP-1 zoning.

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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. RP-1 is one of the recommended zones for the TDR (Traditional Neighborhood Development) land use designation.
- 2. The sector plan describes the TDR land use designation as residential in character and says 4-8 du/ac are typical. The applicant originally requested 3.53 du/ac to build 4 condo units but later submitted a concept drawing with 8 detached dwelling units, yielding a density of 7.08 du/ac. Staff is recommending approval for up to 8 du/ac to accommodate the applicant's change in plans, as the proposal would not be detrimental to the neighborhood and would provide a smoother transition from the commercial uses to the west and the single family uses to the east.

3. The proposed amendment is consistent with all other plans.

Action: Approved	Meeting Date:	8/8/2019
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Details of Action:

Summary of Action: Approve RP-1 (Planned Residential) zoning with a density of up to 8 du/ac.

Date of Approval: 8/8/2019 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: 9/10/2019 Date of Legislative Action, Second Reading: 9/24/2019

Ordinance Number: Other Ordinance Number References: O-129-2019

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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