

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-E-17-RZ
Application Filed: 7/26/2017
Applicant: FMS AD VENTURES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Harvey Dr., southwest of Jacksboro Pike
Other Parcel Info.:
Tax ID Number: 48 M A 026 Jurisdiction: City
Size of Tract: 12600 square feet
Accessibility: Access is via Harvey Dr., a local street with 23' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Duplex Density:
Sector Plan: North City Sector Plan Designation: MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Harvey Dr. is developed with residential uses under R-1 zoning. The subject property is located adjacent to and to the rear of commercial uses fronting on N. Broadway, zoned C-3 and C-4.

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

Street: 3411 Harvey Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: R-1A (Low Density 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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-1A (Low Density Residential) zoning.

Staff Recomm. (Full): R-1A zoning is consistent with the applicable plan designations and will allow uses compatible with the surrounding land uses and zoning pattern.

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 site, which is accessed from Harvey Dr., a local street, is proposed for low density residential uses on the sector plan map, consistent with the requested R-1A zoning.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is adjacent to commercial uses to the north and west and residential uses to the south and east, making the site appropriate for this minor zoning change from R-1 to 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.

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

1. R-1A zoning is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Multi-dwelling, attached development would not be permitted at this location, because the site does front on a collector or arterial classified street. The proposed duplex would be permitted.
2. Based on the above description, R-1A zoning is appropriate for this site.

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-1A zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to establish a duplex on a minimum lot size of 10,000 sq. ft.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.
4. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of Harvey Dr., this dedication will be 25 feet from the centerline of the right-of-way.

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 Northwest City Sector Plan proposes low density residential uses for this property, consistent with the proposed R-1A zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved

Meeting Date: 9/14/2017

Details of Action:

Summary of Action: R-1A (Low Density Residential)

Date of Approval: 9/14/2017

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: 10/10/2017

Date of Legislative Action, Second Reading: 10/24/2017

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: