

CASE SUMMARY

APPLICATION TYPE: 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: 9-G-03-RZ **Related File Number:** 9-F-03-SP
Application Filed: 8/11/2003 **Date of Revision:**
Applicant: LARRY AND LAURA BAILEY
Owner:

PROPERTY INFORMATION

General Location: Southeast side Spring St., northeast side Brickyard Rd.
Other Parcel Info.:
Tax ID Number: 56 K D 1, 2, 2.01, 3, 3.01 **Jurisdiction:** County
Size of Tract: 1.43 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land, duplex and single family dwellings
Surrounding Land Use:
Proposed Use: Multi-family housing (duplex) **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: RB (General Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): DENY RB (General Residential) zoning.

Staff Recomm. (Full): RB zoning allows multi-family development, which would not be appropriate in this area, which is developed primarily with single-family uses under RA zoning. Duplexes can be considered as a use on review under the current RA zoning and be more consistent with the area's overall development pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. RB zoning is not appropriate for this site, because it would allow multi-family uses at a density that is not compatible in this predominantly single family neighborhood.
2. Other than the duplex on this site, there are no apparent duplexes or other multi-family development in the RA zoned portion of the surrounding neighborhood.
3. The RA zone allows for duplexes to be considered on 12,000 square foot lots as a use on review. Staff would likely support limiting residential development to duplexes, but any more density than that would be inappropriate at this location. Depending upon the proposed layout, the maximum intensity of use under RA zoning would range from 8 to 10 dwelling units (4 or 5 duplexes) on this 1.43 acre site, yielding a density of up to 7 du/ac. RB zoning allows for up to 12 du/ac to be developed as a permitted use without plan approval. That would allow for a total of up to 17 units to be developed on this 1.43 acre site. Greater than 12 du/ac would have to be considered as a use on review.
4. The PR zone would allow for greater density to be considered with required MPC use on review approval. However, the site is too small for PR zoning, which is generally intended for sites of at least 5 acres. The PR zone requires a 35 foot periphery setback which would severely limit the amount of buildable area on the site.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The streets are adequate to handle the added trips from this proposal or from development under the RA zone. There will be some school-aged children added to the school system, depending on how the property will be developed.
- 3. Adjacent properties, across Spring St. and Brickyard Rd., which are developed with single-family uses, would be negatively impacted if facing multi-family development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposal for low density residential development is appropriate for this site.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. If MDR and RB were approved for this site, it could lead to future requests for multi-family zoning deeper into the single family neighborhood.

MPC Action: Denied

MPC Meeting Date: 9/11/2003

Details of MPC action:

Summary of MPC action: DENY RB (General Residential)

Date of MPC Approval: Date of Denial: 9/11/2003

Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: