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**MEMORANDUM**

Agenda Item # **62**

**DATE:** August 3, 2007  
**TO:** Metropolitan Planning Commission  
**FROM:** Mark Donaldson, Executive Director  
**SUBJECT:** Rezoning of Highland Drive / Maple Drive area from R-1 and R-1A to R-1EN – 8-L-07-RZ

**Staff Recommendation**

Staff recommends approval.

**Background**

MPC staff has been working with this area over the last several months to apply the R-1EN zone district to this established area in the Fountain City area.

The proposed area includes 123.9 acres and has 173 lots or parcels, a gross density of about 1.4 lots per acre. The boundary has been drawn to capture the platted lots of Fountain City First Addition and Fountain City Heights, as well as some other smaller subdivisions. Virtually all of these lots meet the standards of the proposed R-1EN district. Currently platted lots and legal lots of record will have legal nonconforming status.

The proposed *R-1EN (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:

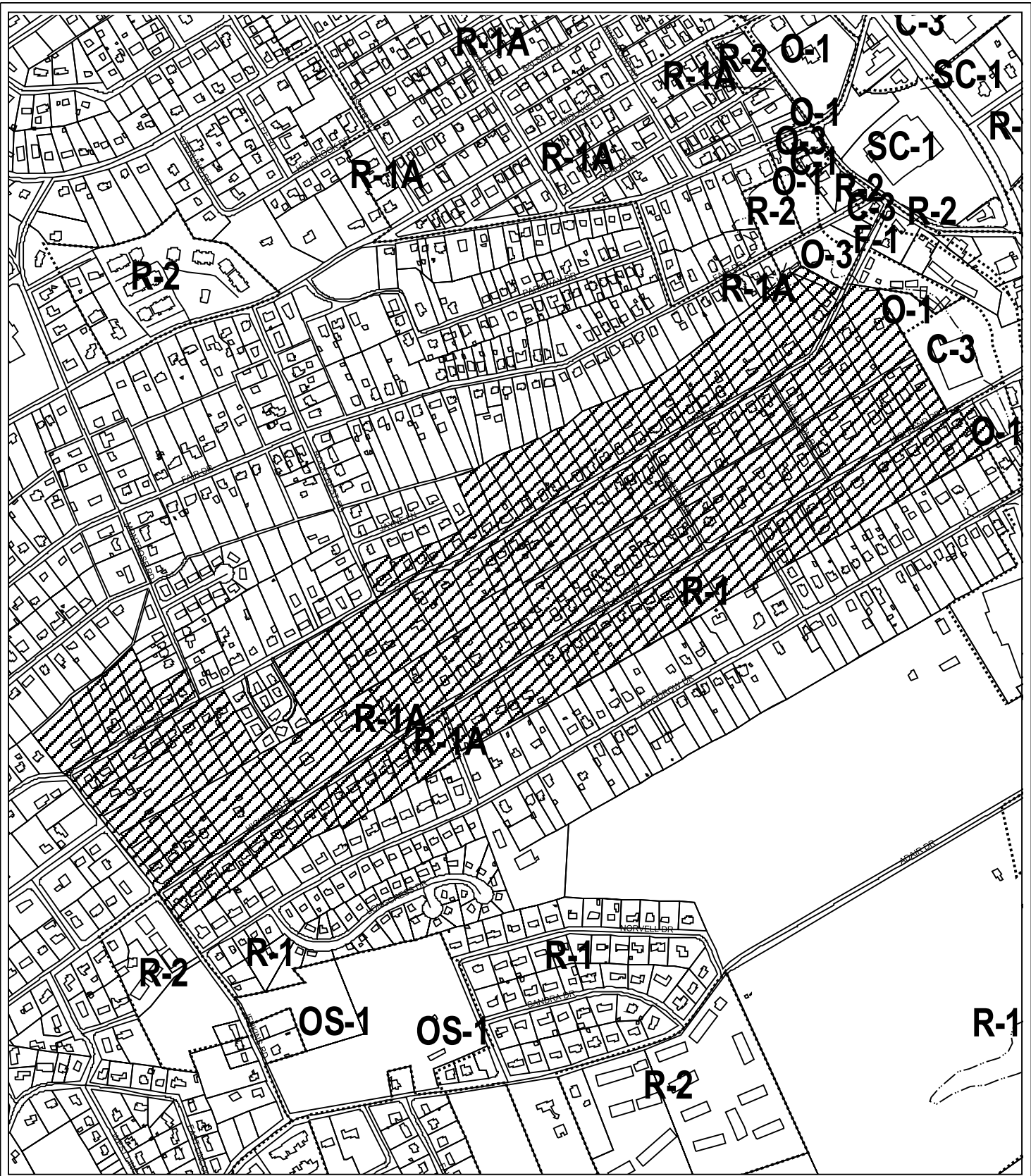
- to preserve the existing pattern of development by establishing dimensional requirements that more closely match the existing development, and
- to protect the existing character of development by establishing minimum design requirements for new housing within the neighborhood.

The new zone district will prevent the subdivision of existing platted lots into smaller lots using the current R-1 standards, with a minimum lot size of 7,500 square feet, minimum lot width of 75 feet and a minimum front yard setback of 25 feet. There are many lots in the proposed district that could be subdivided into two or three lots.

All of the area within the district is within platted subdivisions. Exceptionally large lots could qualify as infill parcels and allowed to develop under the requirements of the R-1EN district if they are at least 2 acres and have at least 250 feet of street frontage.

The new 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.

Meetings were held with Fountain City Town Hall on May 14, with Highland Drive homeowners on June 4 and area wide on August 2.



**8-L-07-RZ  
REZONING**

Petitioner: M.P.C.

Map No: 58

Jurisdiction: City



From: R-1 (Low Density Residential) & R-1A (Low Density Residential)

To: R-1EN (Established Neighborhood)

Original Print Date: 08/02/07      Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902