

▶ **FILE #:** 12-V-07-RZ

**AGENDA ITEM #:** 98

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** HELEN ROSS MCNABB CENTER

OWNER(S): GAITER GENERAL CONTRACTORS INC

TAX ID NUMBER: 95 G R 010

JURISDICTION: City Council District 6

▶ **LOCATION:** Southwest side Laurans Ave., northwest of Goforth Ave.

▶ **APPX. SIZE OF TRACT:** 1.28 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Laurans Ave., a local street with 26' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 8 attached residential units

**DENSITY PROPOSED:** 5.99 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 Residential

South: Office/ Residential / C-3 Commercial

East: Residences / R-1 Residential

West: Residences / R-1 Residential

NEIGHBORHOOD CONTEXT: This vacant site is located on the southern edge of an established neighborhood that was developed under R-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE RP-1 (Planned Residential) zoning**  
**APPROVE a density up to 5.9 du/ac.**

RP-1 zoning at up to 5.9 du/ac is consistent with the surrounding established residential /business development and zoning pattern that includes R-1, R-3 and C-3 zones.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposed RP-1 zoning at up to 5.9 du/ac. Is compatible with the surrounding residential development and zoning pattern.
2. Establishing an RP-1 zone for this site will make an appropriate, more intense residential zoning pattern adjacent to a C-3 commercial zone and buffer the R-1 zoned larger residential neighborhood to the north.

3. RP-1 residential uses at up to 5.9 du/ac. Will allow consideration of a transitional residential development at the southern edge of an established residential area.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have some impact on the street system, depending on the use, and no impact on schools.
3. The requested RP-1 zoning is compatible with surrounding development and will not have a negative impact on adjacent residential properties.

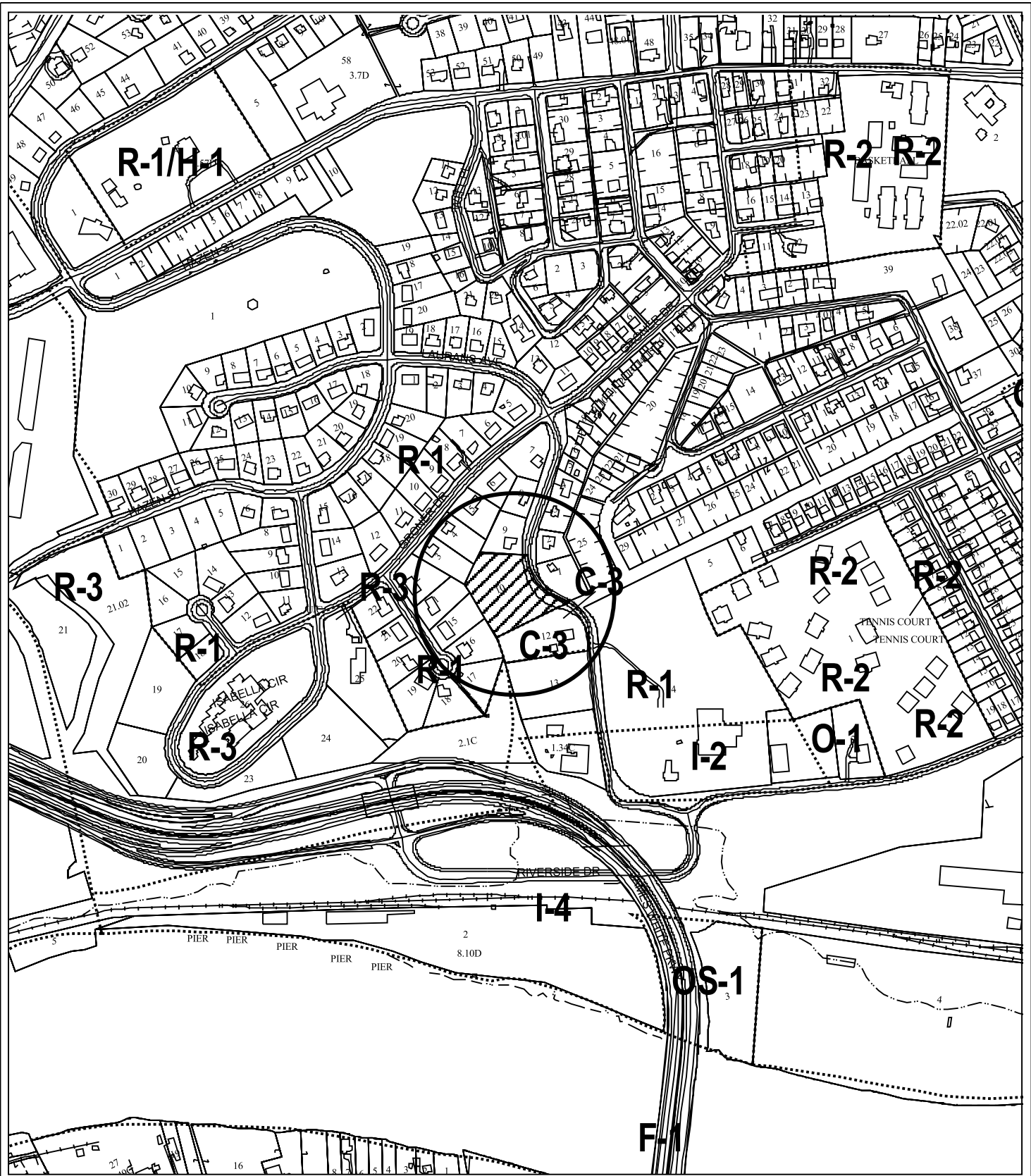
#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested RP-1 zoning at up to 5.9 du/ac. Would be consistent with both the City of Knoxville One Year Plan and the East City Sector Plan which propose low density residential uses for the site.
2. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/28/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-V-07-RZ  
REZONING**



From: R-1 (Low Density Residential)  
To: RP-1 (Planned Residential)

Original Print Date: 11/26/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Helen Ross McNabb Center

Map No: 95

Jurisdiction: City

