
MEMORANDUM

Agenda Item # 74

DATE: November 2, 2007
TO: Metropolitan Planning Commission
FROM: Mark Donaldson, Executive Director
SUBJECT: **Rezoning of Seminole Road / Woodcrest Drive area to R-1EN
(Established Neighborhood) – 11-Q-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 neighborhood in the Fountain City area. It is contiguous to the recently approved Highland Drive / Maple Drive R-1EN zone district at Highland and Jenkins. If approved, it will extend the R-1EN zone west to Inskip.

The proposed area includes 113.72 acres and has 192 lots or parcels, a gross density of about 1.7 lots per acre. The boundary has been drawn to capture the platted lots of West Adair Addition, H.O. Brown Addition, J.F. Scott Addition and the Lafayette Lewis Highland Addition, as well as some other smaller subdivisions and unplatted property. The vast majority 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.

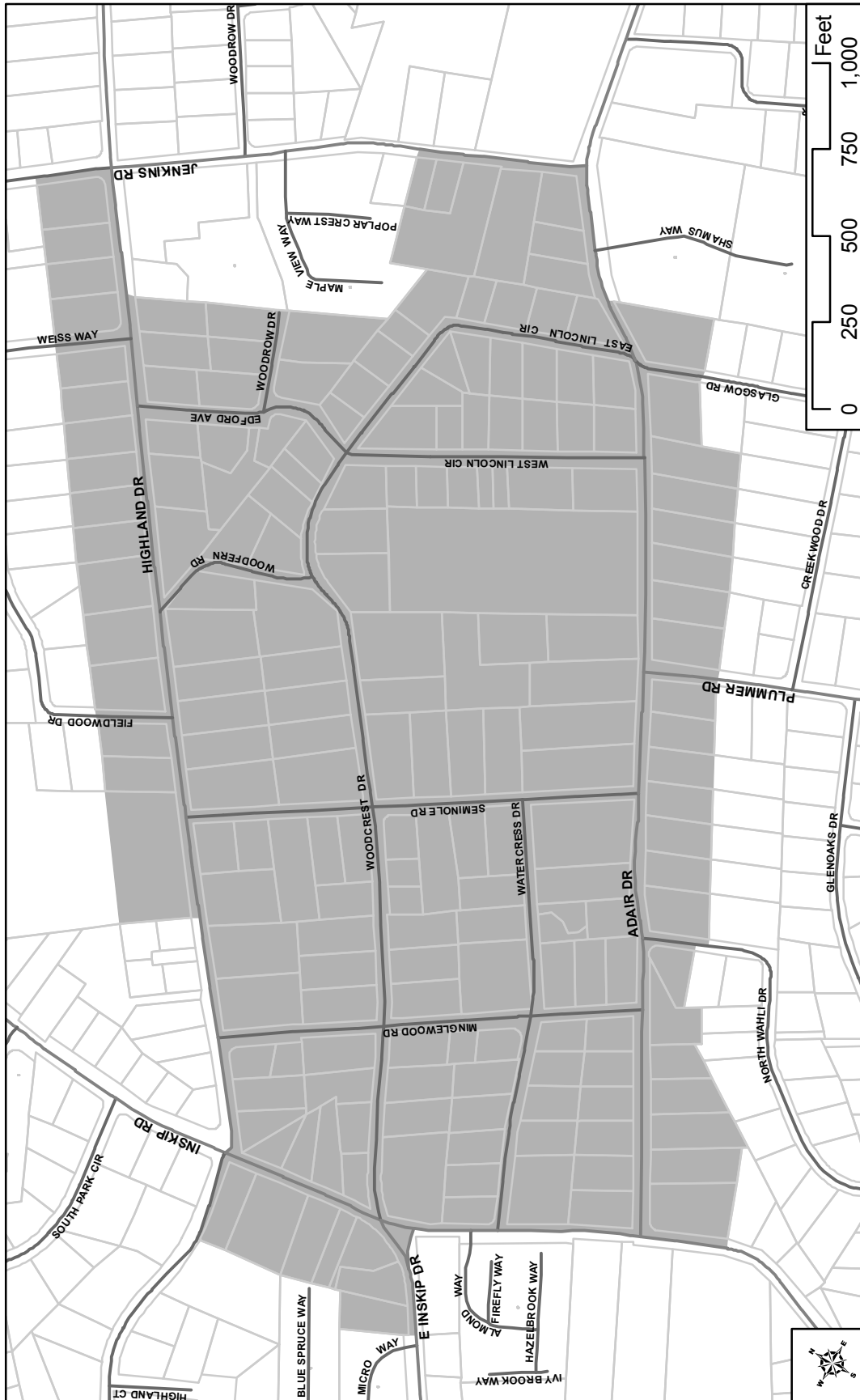
The new zone district will prevent the subdivision of existing platted lots into smaller lots using the current R-1 standards, with a minimum lot size of 7,500 square feet, minimum lot width of 75 feet and a minimum front yard setback of 25 feet. There are many lots in the proposed district that could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

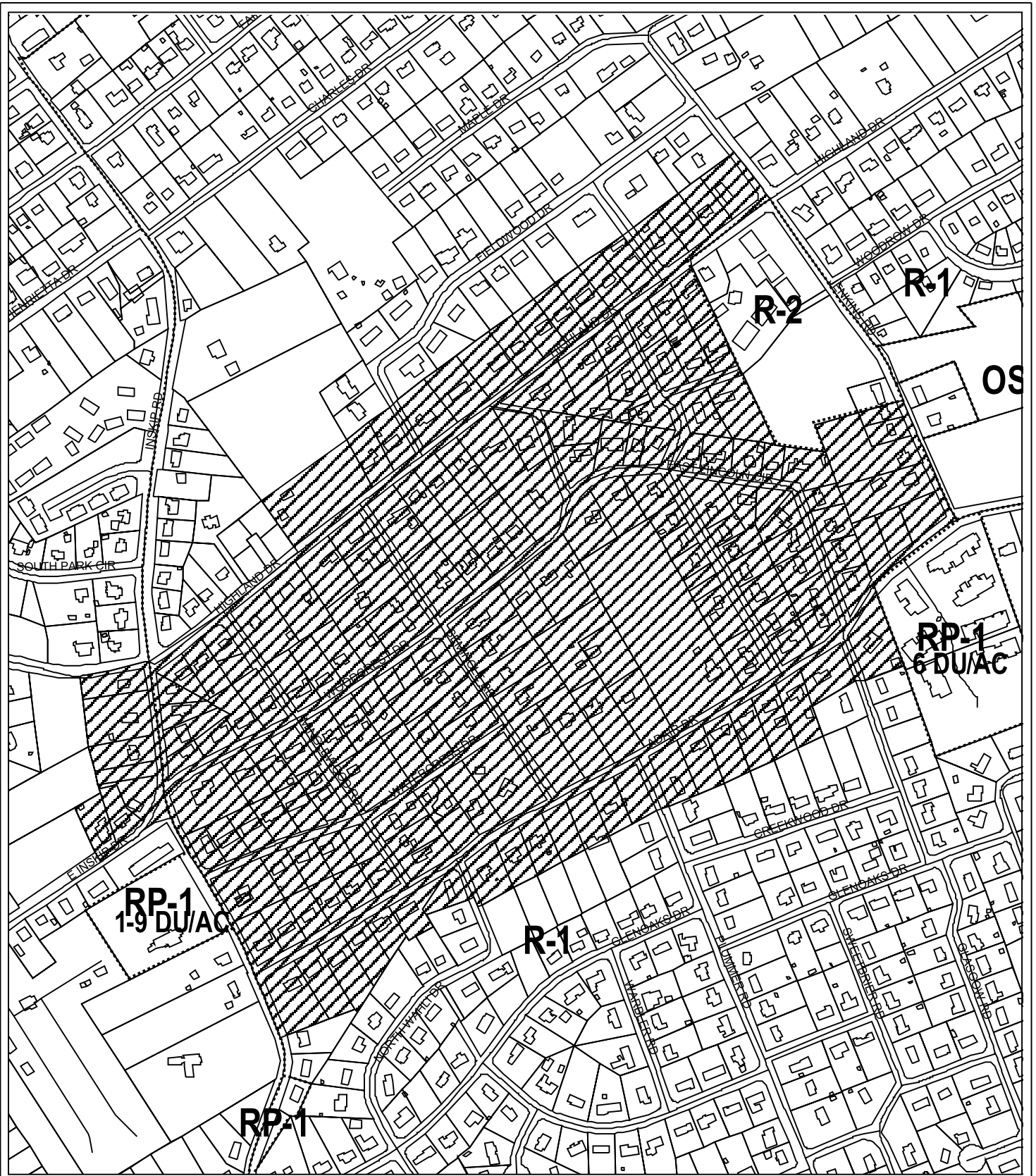
Not all of the area within the district is within platted subdivisions. Exceptionally large parcels could qualify as infill parcels and allowed to develop under the requirements of the R-1EN district if they are at least 2 acres and have at least 250 feet of street frontage.

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.

This effort stems from interest in the nearby Highland Drive/Maple Drive rezoning this summer (approved by City Council in September). Meetings were held with a small group of neighborhood homeowners on September 20 and area wide on November 1.

11-Q-07-RZ. R-1EN (Established Neighborhood)





11-Q-07-RZ
REZONING

Petitioner: Metropolitan Planning
Commission

Map No: 69

Jurisdiction: City



From: R-1 (Low Density Residential)
To: R-1EN (Established Neighborhood)

Original Print Date: 10/31/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902