
MEMORANDUM

Agenda Items: # **82**

To: Planning Commission
From: Mark Donaldson, Executive Director
Date: January 10, 2008
RE: Rezoning of Castle Heights, Sherwood Forest, Ridgecrest and Belcaro areas of Fountain City from R-1 to R-1EN (Established Neighborhood) - (1-X-08-RZ)

Staff recommendation: Approve.

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 located to the north of two recently approved R-1EN zone districts: Woodcrest Drive /Seminoe Road and the Highland Drive / Maple Drive. If approved, it will extend the R-1EN zone in a northwestern arc around the heart of Fountain City.

The proposed district includes approximately 154 acres and has 245 lots or parcels, a gross density of about 1.6 lots per acre. The boundary has been drawn to capture the platted lots of the existing Castle Heights, Sherwood Forest, Ridgecrest and Belcaro subdivisions, as well as some other smaller subdivisions. Most 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. Petitions signed by owners with 103 addresses within the proposed district have been received.

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:

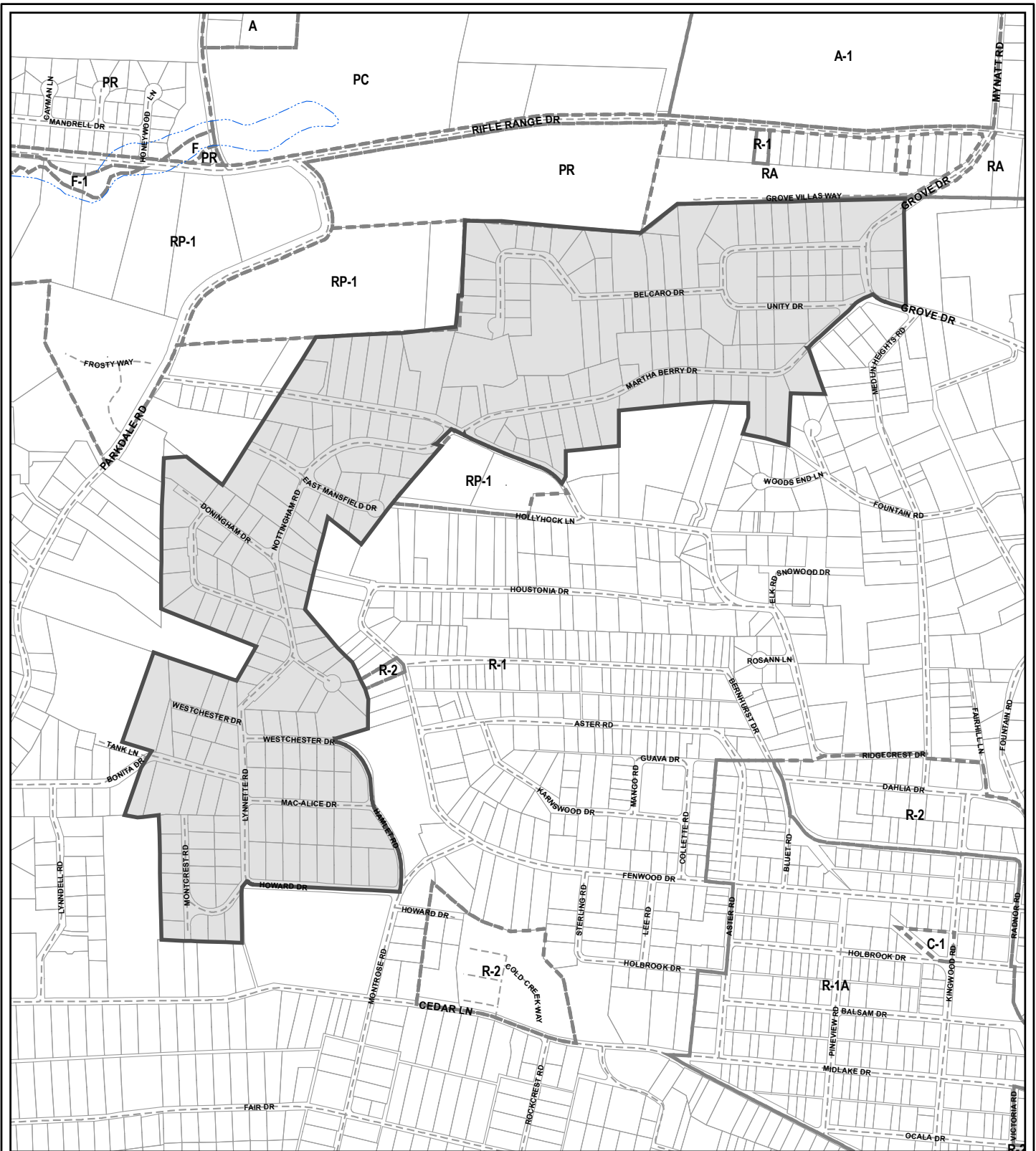
- to preserve the existing pattern of development by establishing dimensional requirements that more closely match the existing development, and
- to protect the existing character of development by establishing minimum design requirements for new housing within the neighborhood.

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 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 rezonings this past year. Meetings were held with a group of neighborhood homeowners on November 27 and area wide on January 8.



KNOXVILLE-KNOX COUNTY

1-X-08-RZ

M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 T E N N E S S E E

Proposed Area for the R-1EN Zoning District in the
 Neighborhoods of Castle Heights, Sherwood Forest,
 Ridgcrest and Belcaro

- CLT: 58 & 48
- FROM: R-1 (Low Density Residential)
- TO: R-1EN (Established Neighborhood)

1 inch equals 800 feet
 0 800
 Feet

