

▶ **FILE #:** 3-F-09-RZ

AGENDA ITEM #: 58

AGENDA DATE: 3/12/2009

▶ **APPLICANT:** **TIM NICHOLS**
 OWNER(S): CHAMBERLAIN JOHNNY
 VANDERGRIFF SHELBY RENEE

TAX ID NUMBER: 122 L B 007, 008 PORTIONS ZONED I-3

JURISDICTION: City Council District 1

▶ **LOCATION:** **Northeast side Tippins Dr., northwest of Lewis Ave.**

▶ **APPX. SIZE OF TRACT:** **8000 square feet**

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Tippins Dr., a local street with 16' of pavement width within 30' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

▶ **PRESENT ZONING:** **I-3 (General Industrial)**

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

▶ **EXISTING LAND USE:** **Vacant lot**

▶ **PROPOSED USE:** **Residence**

EXTENSION OF ZONE: Yes, extension of R-1 from the northeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lot / R-1 (Low Density Residential)

South: Tippins Dr. - Vacant lots / R-1 (Low Density Residential)

East: Abandoned house / RA (Low Density Residential)

West: House / I-3 (General Industrial)

NEIGHBORHOOD CONTEXT: This area has a mix of residential and industrial uses under I-3, R-1 and RA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

R-1 is a logical extension of zoning from the northeast and is consistent with both the One Year Plan and the sector plan.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Low density residential uses are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. There are more residential uses in the area than industrial. The subject property has R-1 or RA zoning on three of four sides.

3. R-1 zoning provides the applicant the opportunity to rebuild a house on this property, which would not be permitted under the current I-3 zoning.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1 zone, as described in the zoning ordinance, is intended to provide areas for low density residential development.
2. R-1 is a much less intense zone than the current I-3 zoning and is appropriate for this site.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve this site.
2. The proposal will have a minimal impact on schools and the street system. The potential traffic impact is much less than what it could be under the current I-3 zoning.
3. R-1 zoning will have a minimal impact on adjacent properties, all of which are zoned for similar or higher intensity uses.

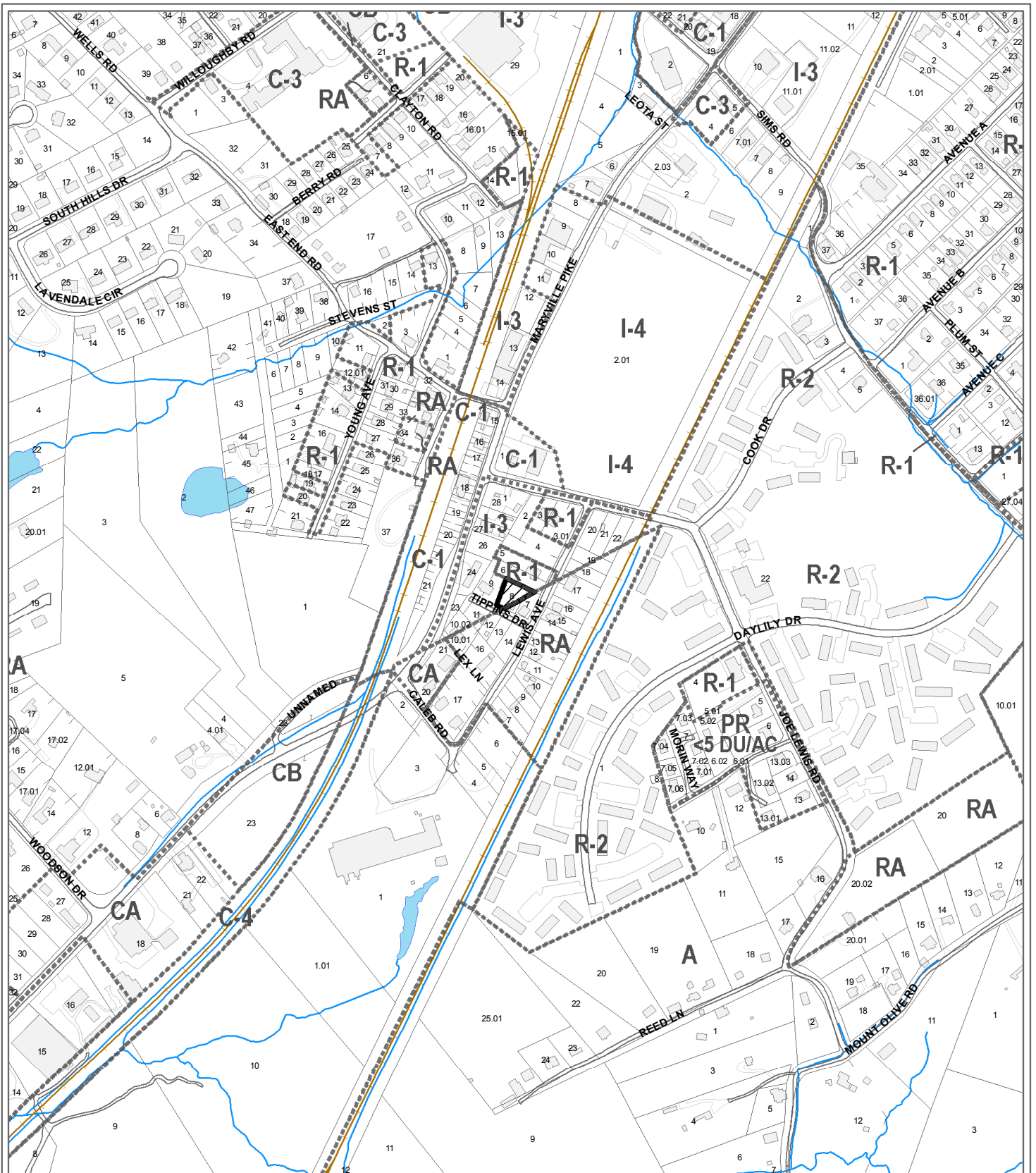
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan and the South County Sector Plan both propose low density residential uses for this site, consistent with this proposal.
2. Approval of this rezoning could lead to future R-1 or RA requests, if the additional housing demand occurs in the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/7/2009 and 4/21/2009. 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.



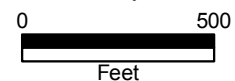
**3-F-09-RZ
REZONING**

From: I-3 (General Industrial)
To: R-1 (Low Density Residential)



Petitioner: Nichols, Tim

Map No: 122
Jurisdiction: City



Original Print Date: 2/26/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902