

▶ **FILE #:** 5-I-10-RZ

AGENDA ITEM # 49

AGENDA DATE: 5/13/2010

▶ **APPLICANT:** HOLROB RESIDENTIAL, LLC
 OWNER(S): SMITH LLOYD N & KATHLENE D

TAX ID NUMBER: 94 D J 00601,007,009 & 010

JURISDICTION: City Council District 4

▶ **LOCATION:** Southwest side Luttrell St., southeast of Third Ave.

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Luttrell St., a local street with 38' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** C-3 (General Commercial) / H-1 (Historical Overlay)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential) / H-1 (Historical Overlay)

▶ **EXISTING LAND USE:** One house

▶ **PROPOSED USE:** Four houses

EXTENSION OF ZONE: Yes, extension of R-1A/H-1 from the southwest.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Houses / C-3 (General Commercial/H-1 (Historical Overlay)

South: Gravel parking lot / C-3 (General Commercial/H-1 (Historical Overlay)

East: Luttrell St. - Businesses / C-3 (General Commercial/H-1 (Historical Overlay)

West: Houses / R-1A (Low Density Residential)/H-1 (Historical Overlay)

NEIGHBORHOOD CONTEXT: This area is developed primarily with residential uses under R-1A/H-1 zoning. There are a few businesses located to the northeast, across Luttrell St., zoned C-3/H-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1A (Low Density Residential)/H-1 (Historical Overlay) zoning.**

R-1A/H-1 zoning is an extension of zoning from the southwest and is appropriate for both the existing and proposed residential development on the properties. The applicant intends to create lots for 4 residential dwellings. The proposal is consistent with both the One Year Plan and sector plan.

COMMENTS:

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

1. R-1A/H-1 zoning is compatible with the scale and intensity of the surrounding development and zoning

pattern. It is also consistent with both the current and proposed residential uses on the southwest side of Luttrell St. in this block.

2. R-1A/H-1 is an extension of zoning from the southwest and is consistent with both the sector plan and One Year Plan proposals for the site. Most of the Fourth and Gill neighborhood is already zoned R-1A/H-1.
3. R-1A/H-1 zoning will allow the proposed development of four residential lots and houses on the site. The H-1 (Historical Overlay) will ensure that any new development is consistent with the established Design Guidelines of the historic Fourth and Gill neighborhood. A Certificate of Appropriateness would need to be approved by the Historic Zoning Commission prior to any new construction of houses, or restoration of the existing house.
4. The City of Knoxville One Year Plan proposes that this area be rezoned to R-1A/H-1 as one of the "Proposed general rezonings" for the Central City sector. It's number is GR-74 (see attached). These are listed by sector in Chapter 5 of the One Year Plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1A zone, as described in the zoning ordinance, is intended to provide for low to medium population density. The principal uses of land may range from houses to low density multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted.
2. The H-1 overlay district is intended, as provided in Tennessee Code Annotated, section 13-7-401 et seq., to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, the State of Tennessee and the United States of America. This district is also intended to assist in stabilizing and improving property values in historic areas by encouraging rehabilitation or new construction harmonious with the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure which is located or proposed to be located in an H-1 historic overlay district. This district is not intended, however, to regulate the use of land, buildings or structures.
3. Based on the above general intent, this area is appropriate for R-1A/H-1 zoning.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. The impact to the streets and school system will be minimal.
3. The impact on adjacent properties will be minimal. Most of the surrounding neighborhood is already zoned R-1A/H-1.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for this site, consistent with the proposal.
2. Approval of this request could lead to future requests for R-1A/H-1 zoning on other properties along this block of Luttrell St., as proposed by the adopted plans for 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 6/15/2010 and 6/29/2010. 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.

GR-69. Low Density Residential (LDR)
west side Spurgeon Street,
north side Martin Luther King, Jr. Avenue
(4 lots) (Map 82)

From: C-3
To: R-1

GR-70. Low Density Residential (LDR)
east side Chestnut, north side Martin
Luther King, Jr. Avenue (Map 82)

From: C-3
To: R-1

GR-71. Medium Density Residential (MDR)
north side Martin Luther King Jr. Avenue,
west side Cherry St (Map 82)


From: C-3
To: R-2

GR-72. Medium Density Residential (MDR)
north side Bethel Avenue, southwest of
McConnell Street (Map 95)

From: R-1
To: R-2

GR-73. Medium Density Residential (MDR)
south side Martin Luther King Jr. Avenue,
east side Kyle Street (Map 95)

From: O-1
To: R-2



GR-74. Low Density Residential (LDR)
northeast & southwest sides Luttrell Street,
southeast of Third Avenue (Map 94)

From: C-3/H-1
To: R-1A/H-1 or R-1/H-1

GR-7. Mixed Use (MDR,O)
northeast and southwest sides Gap Road,
southeast side I-640, southwest of I-275,
north side Sharp's Ridge (Map 80 & 81)

From: R-1A
To: RP-1 (6-24 du/ac) or O-3

GR-76. Low Density Residential (LDR)
northeast and southwest sides Gap Road,
southeast side I-640, southwest of I-275,
south slope Sharp's Ridge (Map 80 & 81)

From: R-2
To: RP-1 (up to 5.99 du/ac)

GR-77. Medium Density Residential (MDR)
northeast side Cornelia Street, northwest
and southeast sides E. Anderson Avenue.
(Map 81)

From: C-3, I-2
To: R-2, RP-1

GR-78. Mixed Use [LDR,MDR (RP-1)]
south side Sharps Ridge, southeast of
I-640, southwest of I-275 (Map 81)

From: R-2
To: R-1, R-1A, RP-1

GR-79. Mixed Use (GC, O, MDR)
west side Wilson Road,
southeast side I-640 (Map 80)

From: R-1
To: C-3, O-1, R-2

GR-80. Low Density Residential (LDR)
southeast side E. Scott Avenue,
northeast of N. Central Street
(Map 82)

From: C-3/H-1
To: R-1A/H-1

2010 Proposed General Rezonings

GR-81. Low Density Residential (LDR)
north side E. Glenwood Avenue,
east of N. Broadway
(Map 81)

From: R-2
To: R-1