

▶ **FILE #:** 12-D-11-RZ

AGENDA ITEM # 34

AGENDA DATE: 12/8/2011

▶ **APPLICANT:** HARVEY BUDDY BOWMAN

OWNER(S): Harvey Buddy Bowman

TAX ID NUMBER: 69 J A 008

JURISDICTION: City Council District 5

▶ **LOCATION:** Northwest side Dutch Valley Dr., northeast of Lavaun St.

▶ **APPX. SIZE OF TRACT:** 0.96 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Dutch Valley Dr., a minor arterial street with 22' of pavement width within 50' of right-of-way.

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

WATERSHED: Second Creek

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

▶ **ZONING REQUESTED:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Vacant dwelling

▶ **PROPOSED USE:** Future expansion of apartment development from west

EXTENSION OF ZONE: Yes, extension of R-2 from the west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant parkland / OS-2 (Park and Open Space)
 South: Dutch Valley Dr. - Dwellings / A-1 (General Agricultural)
 East: Vacant land and dwelling / R-1 (Low Density Residential)
 West: Castle Terrace Apartments / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This section of Dutch Valley Dr. is developed with a mix of uses under R-1, R-1, A-1, C-3, C-6, I-3 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) zoning.**

R-2 zoning is an extension of zoning from the west and is consistent with the mixed use proposal for the site in the One Year Plan and sector plan.

COMMENTS:

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

1. The request is an extension of R-2 zoning from the west and is compatible with the scale and intensity of surrounding development and zoning.
2. The subject property abuts an existing apartment development to the west, zoned R-2. The addition of this less than one acre parcel to that 4.7 acres will have a minimal impact on surrounding properties.
2. The proposed R-2 zoning is consistent with the North City Sector Plan and One Year Plan proposals for

the site. The site is designated as a mixed use special district on both plans and allows consideration of medium density residential uses and zones, such as R-2.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE

1. The requested R-2 zoning is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses, which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Some recreational, religious, educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the planning commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities, and through consideration of the proper functional relationship to each use permitted in this district.
2. Based on the above description, R-2 is an appropriate zone for this site.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Dutch Valley Dr. is a minor arterial street, sufficient to handle additional traffic that may be generated by R-2 development of the site.
3. The impact of the proposed rezoning should be minimal, as there is a mix of various zones and development in the area, including more intense commercial and industrial zoning.
4. The applicant wishes to establish R-2 zoning on the site for possible future expansion of the apartment development to the west, which is under the same ownership as the subject property. The applicant indicated that the house on the site is in a state of major disrepair.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan and City of Knoxville One Year Plan both designate this site within a MU-SD (MU-NC4), mixed use special district North City 4, which allows consideration of medium density residential zoning such as R-2.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for R-2 zoning on surrounding properties, which is consistent with the adopted plan proposals for mixed uses 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 1/10/2012 and 1/24/2012. 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.

