

▶ **FILE #:** 2-D-13-RZ (REVISED)

AGENDA ITEM #: 20

AGENDA DATE: 2/14/2013

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): Alison M. and Miles Mencer

TAX ID NUMBER: 134 H A 007 PORTION OF 134HA008 (MAP ON FILE AT MPC.)

JURISDICTION: City Council District 2

▶ **LOCATION:** Southeast side S. Northshore Dr., east of Bradford Ln.

▶ **APPX. SIZE OF TRACT:** 1.5 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 21' of pavement width within 50' of right-of-way.

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

WATERSHED: Fourth Creek

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

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Residential development

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: S. Northshore Dr. - Residences / R-1 (Low Density Residential)

South: Residences / RB (General Residential)

East: Residences / R-1 (Low Density Residential) and R-2 (General Residential)

West: Detached and attached residences / R-1 (Low Density Residential) and R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low and medium density residential uses under R-1, R-1A, R-2, RP-1 and RB zoning.

STAFF RECOMMENDATION:

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

The requested R-1A zoning is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of zoning from the west. The portion of the property requested does not have slope constraints.

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. R-1A zoning is compatible with the scale and intensity of the surrounding development and zoning pattern. Two adjacent properties are zoned R-1A and R-2 and there is an apartment development to the east of the site that is zoned RP-1.
2. The location of the property along a major arterial street is appropriate for R-1A development.
3. The proposal is consistent with the one year and sector plan proposals. The revised request excludes the slope protected area of the site, so is therefore appropriate for the requested R-1A zoning, which is an unplanned zone.
4. Multi-dwelling apartments could be proposed for the site under R-1A zoning, because of its location along Northshore Dr., which is classified as an arterial street. For apartments in the R-1A zone, a development plan would be subject to use on review approval by MPC.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. R-1A zoning 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.
2. Based on the above description, R-1A zoning is appropriate for this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. R-1A zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Under the requested R-1A zoning, the site could potentially be developed with duplexes on 10,000 square foot minimum lot sizes. R-1A zoning allows consideration of multi-dwelling structures when there is direct access to an arterial or collector street, such as in this case. Under R-1A zoning, multi-dwelling structures would require use on review approval by MPC.
3. Public water and sewer utilities are available to serve the site. R-1A zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan and the Knoxville One Year Plan propose low density residential uses for this property, consistent with the proposed R-1A zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/19/2013 and 4/2/2013. 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.