



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 1-E-13-RZ  
1-C-13-PA

**AGENDA ITEM #:** 21  
**AGENDA DATE:** 1/10/2013

▶ **APPLICANT:** KNOXVILLE CITY COUNCIL  
**OWNER(S):** Robert W. Cawrse

**TAX ID NUMBER:** 58 L F 014 & 01401  
**JURISDICTION:** Council District 4

▶ **LOCATION:** West side Tillery Ln., east side Crawford Rd., south of Rennoc Rd.  
▶ **TRACT INFORMATION:** 0.77 acres.  
**SECTOR PLAN:** North City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Access is via Tillery Ln, a local street with 15' of pavement width within 40' of right-of-way, or Crawford Rd., a local street with 16' of pavement width within 35' of right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** First Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / R-2 (General Residential) and R-1 (Low Density Residential)  
▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential) or R-1A (Low Density Residential)  
▶ **EXISTING LAND USE:** Residential  
▶ **PROPOSED USE:** Residential  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of LDR from all sides  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Houses / LDR / R-1 (Low Density Residential)  
South: House / LDR / R-1 (Low Density Residential)  
East: Tillery Ln. - House / LDR / R-1 (Low Density Residential)  
West: Crawford Rd. - House / LDR / R-1 (Low Density Residential)  
**NEIGHBORHOOD CONTEXT:** This residential neighborhood is located west of Jacksboro Pike, and is developed primarily with detached residential uses under R-1 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE LDR (Low Density Residential) One Year Plan designation.**  
LDR for this site is a logical extension of the plan designation from all sides and will bring the site into consistency with the majority of the surrounding area.

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

R-1A zoning is consistent with the recommended LDR plan designation and will allow duplexes in addition to detached houses, retaining a portion of the previous development rights under R-2, while eliminating the possibility of future inappropriate apartment development. R-1A zoning is also proposed to allow courtyard development, which may be an appropriate use for this site.

**COMMENTS:**

**ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)**

A. **AN ERROR IN THE PLAN** - The One Year Plan designates the site for medium density residential uses, consistent with the current R-2 zoning in place. However, the apartment buildings that formerly occupied the lots have now been demolished.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been made in the vicinity of this site. The development pattern has changed with the razing of the apartment buildings that were previously located on the subject property.

C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - City Council has requested that MPC consider a plan designation of LDR and R-1 zoning, which prompted the initiation of these applications.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - The on-site apartments have been razed and City Council has requested this review. The site is surrounded by LDR-designated properties.

**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-1 and R-1A zoning are consistent with the recommended LDR one plan designation and the current LDR sector plan designation.
2. R-1A is a much less intense zone than the current R-2 zoning, but still allows reasonable development options for the property owner, including the potential for courtyard development.
3. R-1A is much more compatible with the surrounding neighborhood than the current R-2 zoning. It still allows duplexes and possibly courtyard development, but does not permit apartments, which are not appropriate at this location.

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

1. The recommended R-1A zoning, 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 requested R-1 zone is a restrictive residential district intended for low density residential land uses.
3. Based on the above general intent, this area is appropriate for either R-1 or R-1A zoning.

**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. The proposal will have a minimal impact on schools and traffic.
2. R-1A zoning is compatible with surrounding development and should have a minimal impact on adjacent properties. It is less intense than the current R-2 zoning.
3. Public water and sanitary sewer utilities are available to serve the site.
4. R-1A zoning still allows the development of a duplex, but eliminates the possibility for future apartments. If City Council approves a zoning ordinance amendment to allow courtyard development in the R-1A zone, as recommended by MPC, then that will also be a possibility.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE**

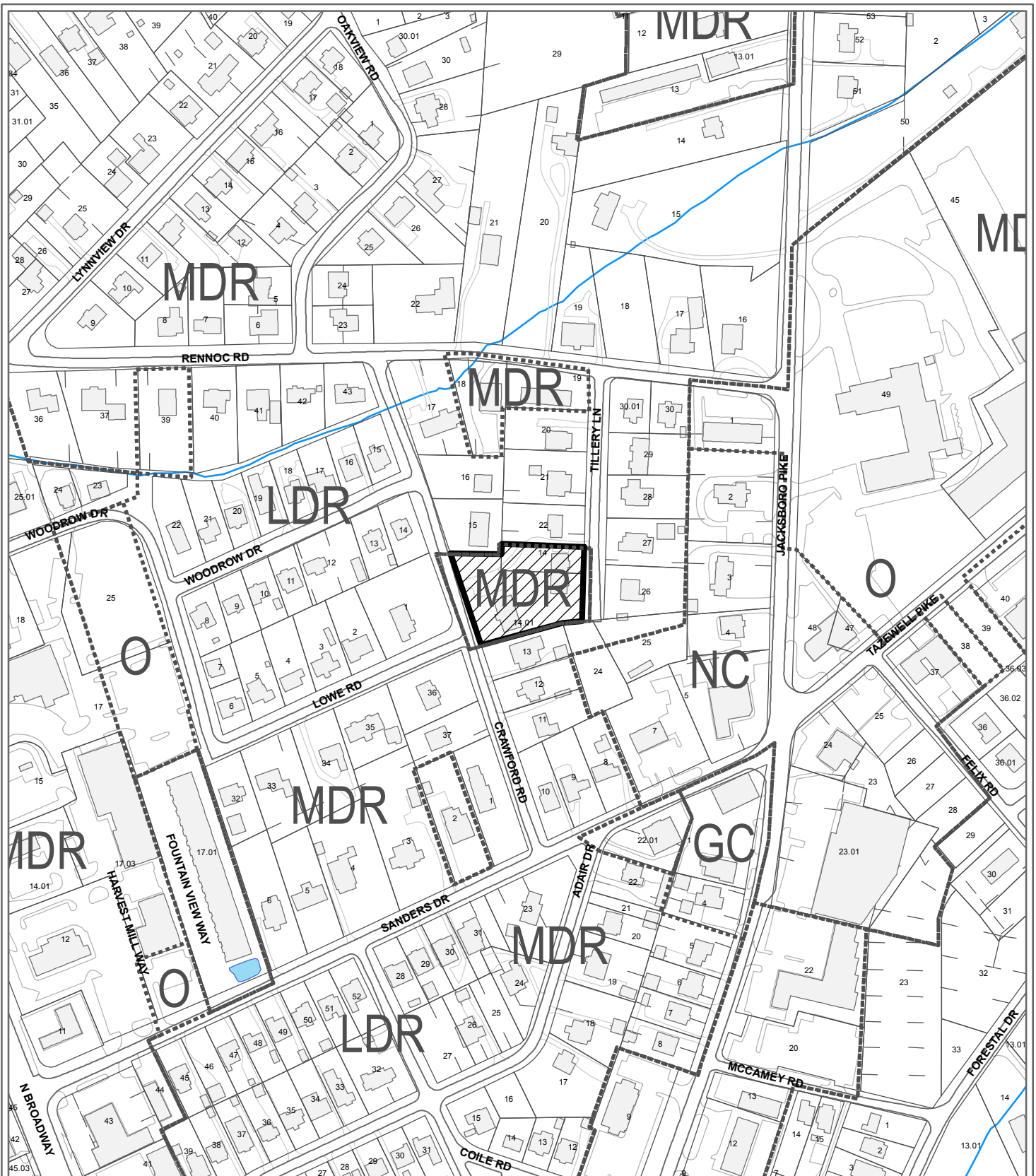
GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the recommended One Year Plan amendment to low density residential, R-1 or R-1A zoning would be consistent.
2. The North City Sector Plan proposes low density residential, consistent with either R-1 or R-1A zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The 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 2/5/2013 and 2/19/2013. 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.



**1-C-13-PA / 1-E-13-RZ  
PLAN AMENDMENT**

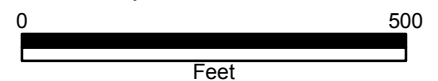
From: MDR (Medium Density Residential)  
To: LDR (Low Density Residential)



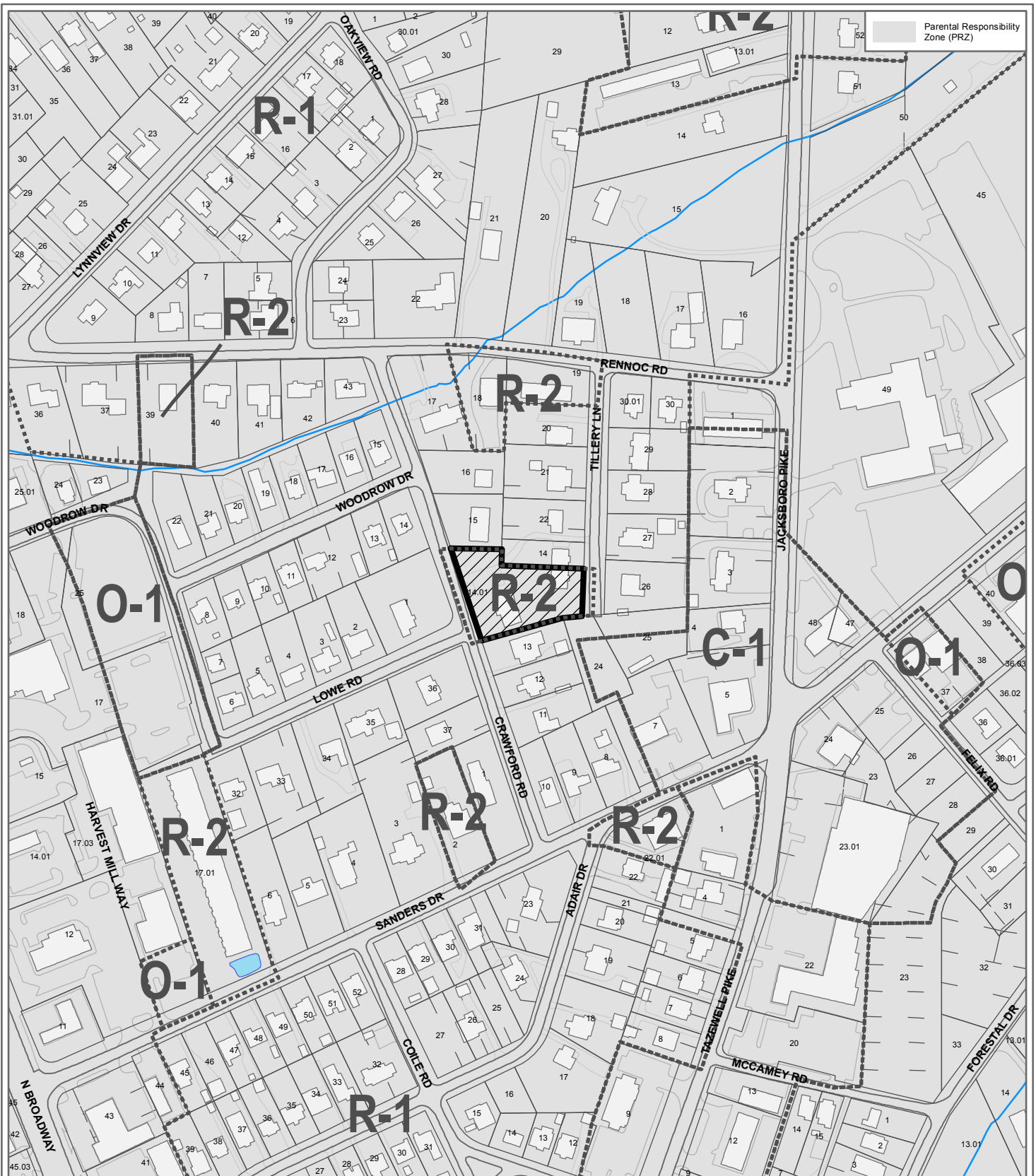
Petitioner: Knoxville City Council

Map No: 58

Jurisdiction: City



Original Print Date: 12/27/2012      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**1-E-13-RZ  
REZONING**

From: R-2 (General Residential) and R-1 (Low Density Residential)

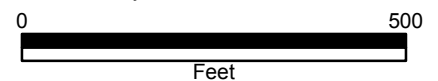
To: R-1 (Low Density Residential) or R-1A (Low Density Residential)



Petitioner: Knoxville City Council

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