

▶ **FILE #:** 3-A-13-RZ

**AGENDA ITEM #:** 21

**AGENDA DATE:** 3/14/2013

▶ **APPLICANT:** **LESLIE L. GATTO AND WILLIAM C. BALL**

OWNER(S): Leslie L. Gatto

TAX ID NUMBER: 69 J B 043

JURISDICTION: City Council District 5

▶ **LOCATION:** **North side Dutch Valley Dr., west of Plummer Rd.**

▶ **APPX. SIZE OF TRACT:** **0.8 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access via Dutch Valley Dr., a minor arterial street with 21' of pavement width within 50-55' of right-of-way.

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

WATERSHED: First Creek

▶ **PRESENT ZONING:** **O-3 (Office Park)**

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

▶ **EXISTING LAND USE:** **Dwelling**

▶ **PROPOSED USE:** **Attached residential development**

EXTENSION OF ZONE: Not extension of R-1A, but there is residential zoning on three sides

HISTORY OF ZONING: Property was rezoned O-3 in 2009 (3-A-09-RZ).

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

South: Dutch Valley Dr. - Church, warehouse/distribution business / I-3 (General Industrial) and C-6 (General Commercial Park)

East: Dwellings / R-1 (Low Density Residential)

West: Dwelling / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The north side of Dutch Valley Dr. in this area is developed with residential uses under R-1 and RP-1 zoning. The south side is developed with businesses under various zones.

**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 residential zoning from three sides.

**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.

All abutting properties are zoned for residential use.

2. The location of the property along a minor arterial street is appropriate for R-1A development.
3. The proposal is consistent with the one year and sector plan proposals.
4. Multi-dwelling apartments could be proposed for the site under R-1A zoning, because of its location along Dutch Valley Dr., which is classified as a minor 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.

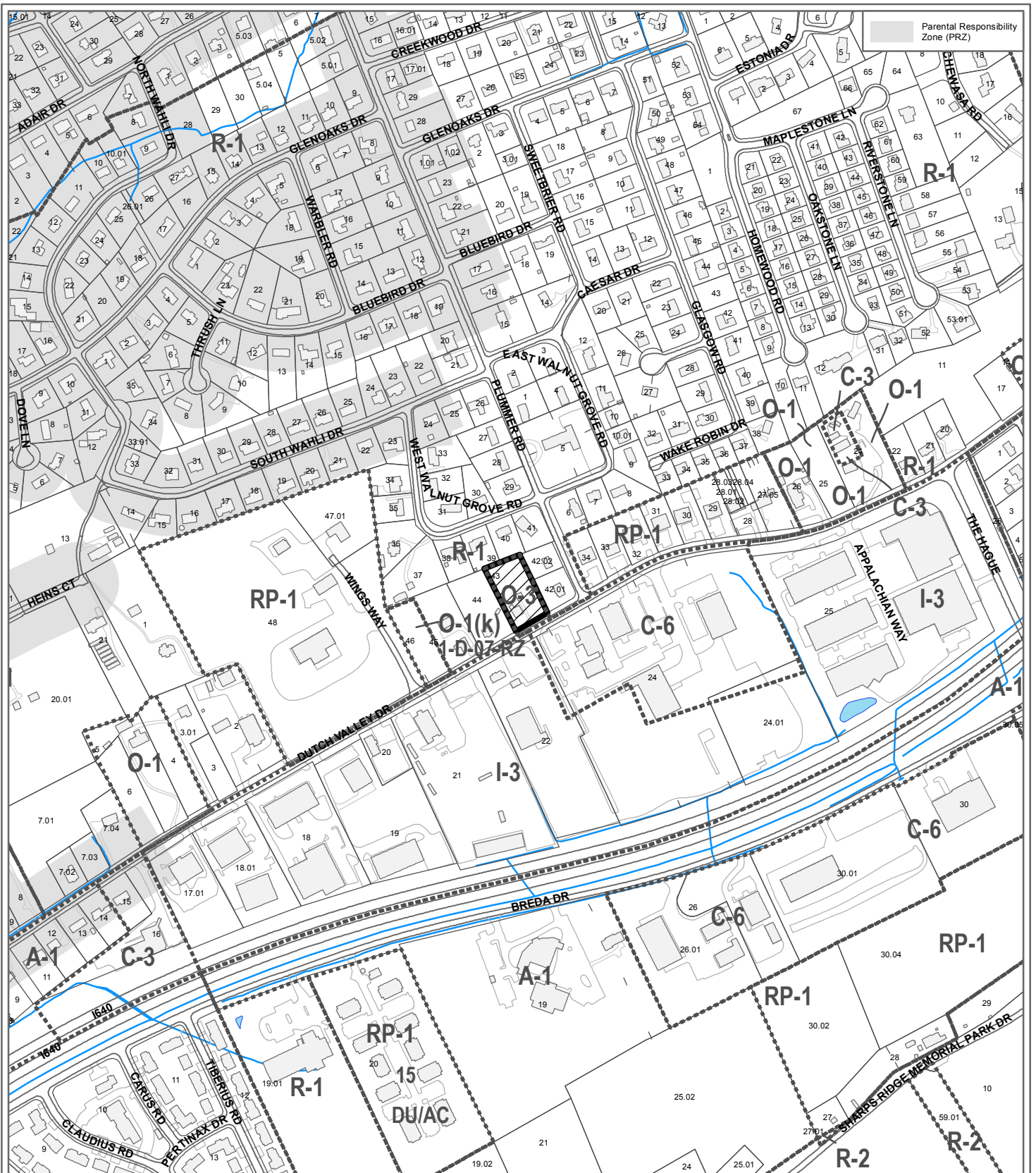
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the North City Sector Plan and the Knoxville One Year Plan include this property within a mixed use special district. This particular district allows consideration of 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 4/16/2013 and 4/30/2013. 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.



**3-A-13-RZ  
REZONING**

From: O-3 (Office Park)  
To: R-1A (Low Density Residential)



Petitioner: Leslie L. Gatto and William C. Ball

Map No: 69  
Jurisdiction: City

Original Print Date: 2/26/2013  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

