

▶ **FILE #:** 5-E-13-RZ

AGENDA ITEM #: 31

AGENDA DATE: 5/9/2013

▶ **APPLICANT:** TERRY PATTON

OWNER(S): Terry Patton

TAX ID NUMBER: 80 L E 013

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Lantana Ln., southwest of Gap Rd.

▶ **APPX. SIZE OF TRACT:** 11702 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Lantana Ln., a local street with 16-17' of pavement width within 55' of right-of-way.

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

WATERSHED: Third Creek

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

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Duplex

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

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / R-1 (Low Density Residential)
 South: Lantana Ln. - House / R-1 (Low Density Residential)
 East: House / R-1 (Low Density Residential)
 West: House / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The properties along Lantana Ln. are developed with residential uses under R-1 and R-1A zoning. There is also a church located to the north that is accessed from Lantana Ln.

STAFF RECOMMENDATION:

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

The request is consistent with both the One Year Plan and sector plan proposals for the property and is an extension of R-1A zoning from the southeast, across Lantana Ln. The plans propose medium density residential or office uses for the site, which would allow consideration of more intense zoning than R-1A.

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 either R-1 or R-1A for residential use. A large church and I-640 are located just north of the site and numerous apartment developments are located to the southwest, zoned RP-1.
2. The proposal is an extension of R-1A zoning from the southeast.
3. The proposal is consistent with the one year and sector plan proposals.
4. The R-1A zoning allows duplexes as a permitted use, while the existing R-1 zone only allows them as a use permitted on review.

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 a duplex. R-1A zoning allows consideration of multi-dwelling structures when there is direct access to an arterial or collector street. However, Lantana Ln. is classified as a local street, so multi-dwelling development would not be permitted at this location.
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.

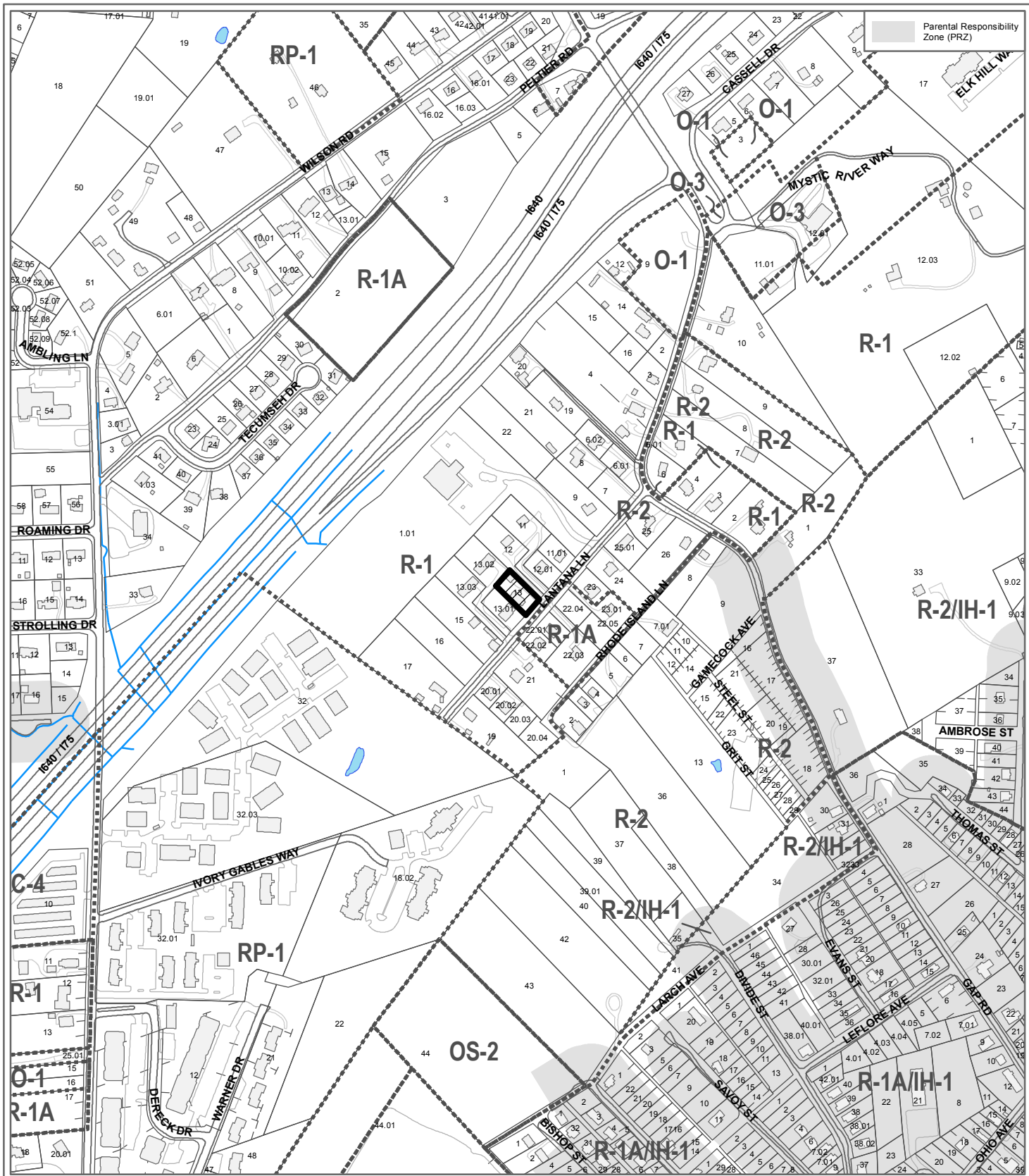
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the Central City Sector Plan and the Knoxville One Year Plan propose medium density residential and office uses for this property, consistent with the proposal. The requested R-1A zoning is less intense than what could be considered under the applicable plans' proposals.
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.

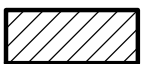
If approved, this item will be forwarded to Knoxville City Council for action on 6/11/2013 and 6/25/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



Parental Responsibility Zone (PRZ)

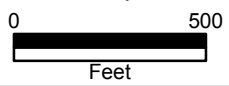
**5-E-13-RZ
REZONING**

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



Petitioner: Patton, Terry

Map No: 80
Jurisdiction: City



Original Print Date: 4/24/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902