



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

▶ **FILE #:** 4-H-13-RZ (REVISED) **AGENDA ITEM #:** 32

POSTPONEMENT(S): 4/11/13-5/9/13 **AGENDA DATE:** 3/13/2014

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Various owners

TAX ID NUMBER: 107 K J 017 FOREST HEIGHTS NEIGHBORHOOD (MAP ON FILE)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** North side Sutherland Ave., east and west sides Forest Heights Blvd.

▶ **APPX. SIZE OF TRACT:** 82.6 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access to the neighborhood is from Sutherland Ave., a minor 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: Third Creek and Fourth Creek

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

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

▶ **EXISTING LAND USE:** Detached residential

▶ **PROPOSED USE:** Detached residential

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Attached residential / RP-1 (Planned Residential) and R-2 (General Residential)

South: Sutherland Ave. - Residential and office / R-1 (Low Density Residential) and O-1 (Office, Medical & Related Services)

East: Attached residential / R-2 (General Residential)

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

NEIGHBORHOOD CONTEXT: This neighborhood is developed with detached houses in the R-1 zoning district.

STAFF RECOMMENDATION:

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

R-1E zoning is appropriate for this neighborhood, which consists of exclusively detached dwellings on individual lots. R-1E zoning is consistent with the sector plan and One Year Plan proposals for the area, which call for low density residential development.

COMMENTS:

At their March 5, 2013 meeting, City Council passed a resolution, requested by Councilmember Grieve, "respectfully requesting the Metropolitan Planning Commission to consider and make a recommendation to City Council regarding the possible change to the zoning classification of properties within the Forest Heights

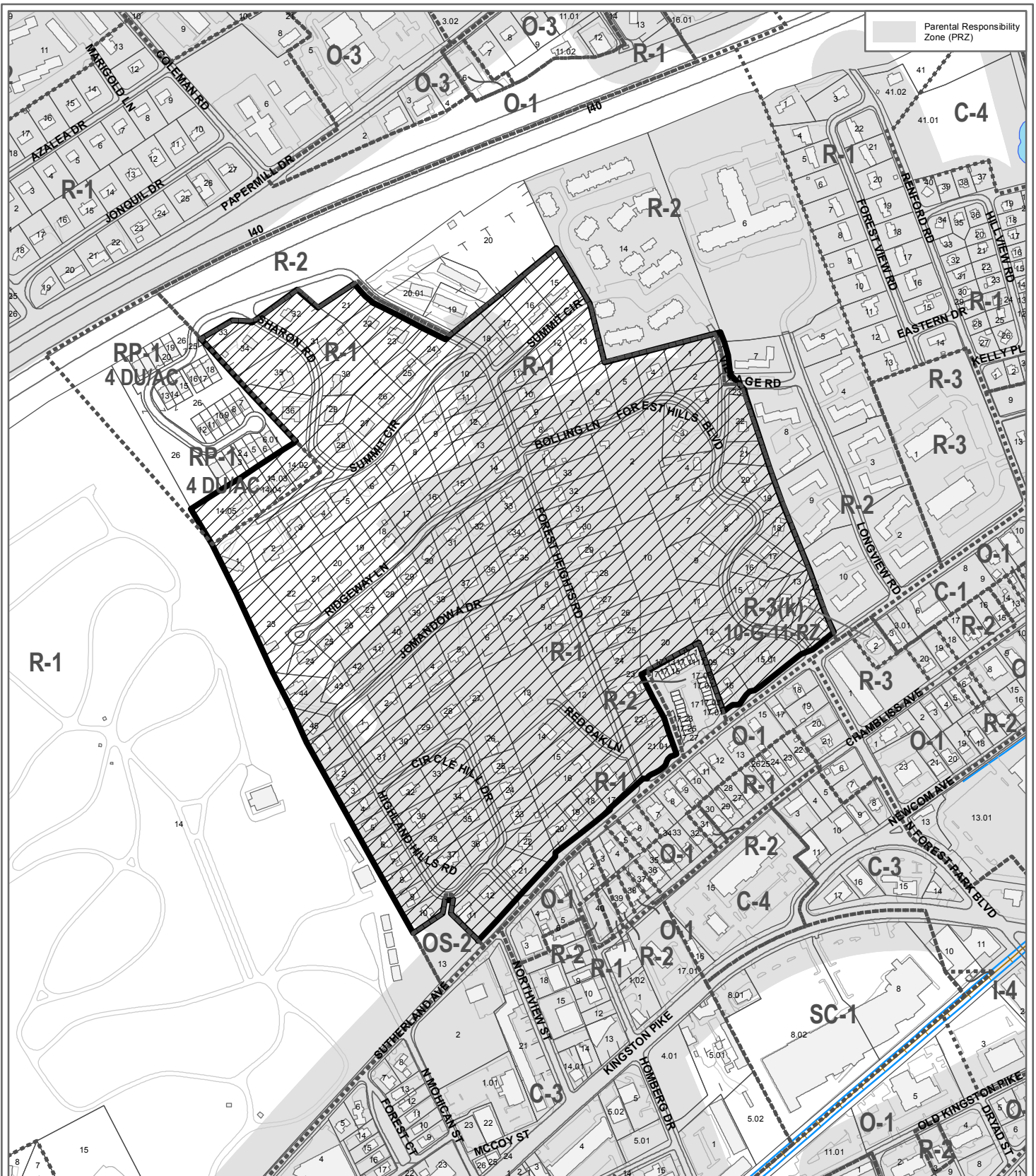
Neighborhood located in the City of Knoxville from R-1 Low Density Residential to R-1E Low Density Exclusive Residential and, to the extent required, amending the One Year Comprehensive Development Plan and Zoning Plan for the City of Knoxville to amend the classification of all such property, if necessary". As a result of this resolution, MPC initiated this zoning application, proposing to rezone the neighborhood from R-1 and RP-1 to R-1E. No amendments to the One Year Plan or the West City Sector Plan are needed, as they both propose low density residential uses, consistent with R-1E zoning.

The effect of the proposed rezoning to R-1E for this neighborhood is that certain uses, which require use on review approval by MPC, such as home occupations, churches, schools and child day cares, could no longer be considered within the R-1E zone as they would be in the current R-1 zone. Home offices, defined as a space within a dwelling unit designed for and used to support an occupation of a person residing in the dwelling unit involving only written correspondence, telephones, computers or other common office equipment would be allowed as a permitted use, as long as they meet the standards of Article 5, Section 12 of the Knoxville Zoning Ordinance. The ordinance amendment to allow home offices was approved by City Council on second reading on 1/21/2014.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/15/2014 and 4/29/2014. 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.



**4-H-13-RZ
REZONING**

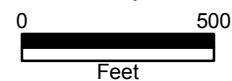
From: R-1 (Low Density Residential) & RP-1 (Planned Residential)
To: R-1E (Low Density Exclusive Residential)



Petitioner: Metropolitan Planning Commission

Map No: 107

Jurisdiction: City



Original Print Date: 3/26/2013 Revised: 4/30/2013
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902