

▶ **FILE #:** 3-A-15-RZ

AGENDA ITEM #: 27

AGENDA DATE: 3/12/2015

▶ **APPLICANT:** BRENT FARWICK

OWNER(S): Brent Farwick

TAX ID NUMBER: 94 D F 004-006

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** Northeast side Luttrell St., southeast of Third Ave.

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Luttrell St., a local street with 38' of pavement width within 55' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** C-3 (General Commercial) / H-1 (Historic Overlay)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential) / H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Residential

EXTENSION OF ZONE: Yes, extension of R-1A/H-1 from the southwest and northeast

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business - C-3 (General Commercial) / H-1 (Historical Overlay)

South: Vacant public right-of-way - C-3 (General Commercial)

East: House and vacant land / R-1A (Low Density Residential) / H-1

West: Luttrell St. - House / R-1A (Low Density Residential) / H-1

NEIGHBORHOOD CONTEXT: This section of Luttrell St. from Third Ave. to E. Fourth Ave. is developed with a mix of commercial and residential uses under C-3/H-1 and R-1A/H-1 zoning.

STAFF RECOMMENDATION:

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

This 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 southwest, across Luttrell St. The plans propose traditional neighborhood residential uses for the site, which allows consideration of R-1A zoning.

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 C-3/H-1 or R-1A/H-1 for residential use. The mix of residential and commercial uses on this street has long been established.
2. The proposal is an extension of R-1A/H-1 zoning from the southwest and northwest.
3. The proposal is consistent with the One Year and sector plan proposals.
4. The building on the site has a commercial look to it (see attached photo) and once housed businesses. However, the applicant has indicated that, currently, the building has only residential uses and that there is no intent for that to change. The requested R-1A zoning brings the existing use into conformance with zoning. The change to R-1A also brings the zoning into consistency with the sector plan and One Year Plan.

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.
3. The H-1 zoning overlay will remain in place. New construction on the exterior of the building will be subject to review by the Knoxville Historic Zoning Commission.

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. The change to R-1A zoning would bring the residential use into conformance with zoning. R-1A zoning allows consideration of multi-dwelling structures when there is direct access to an arterial or collector street. However, Luttrell St. 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 traditional neighborhood residential uses for this property, consistent with the proposal.
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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/14/2015 and 4/28/2015. 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-15-RZ
REZONING**

From: C-3 (General Commercial) / H-1 (Historic Overlay)

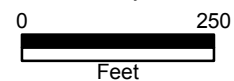
To: R-1A (Low Density Residential) / H-1 (Historic Overlay)



Petitioner: Farwick, Brent

Map No: 94

Jurisdiction: City



Original Print Date: 2/20/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

612-614 Luttrell St.

