

▶ **FILE #:** 12-C-16-RZ

AGENDA ITEM #: 33

AGENDA DATE: 3/9/2017

▶ **APPLICANT:** CHRISTINE DUNCAN

OWNER(S): Christine Duncan

TAX ID NUMBER: 94 H A 002-005, 006-015

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS:

▶ **LOCATION:** Northwest side Richmond Ave., northeast of Buick St.

▶ **APPX. SIZE OF TRACT:** 2.68 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Richmond Ave., a local street with 18' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Pocket neighborhood of 11 small homes sharing use of 2 acres of woods and green space

DENSITY PROPOSED: 4.2 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Richmond Ave., residences / R-1A (Low Density Residential)

East: Warrick Ave. R-O-W, residences / R-1A (Low Density Residential)

West: Buick St., residences / R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located within a low density residential area, zoned R-1A.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4.2 du/ac.**

RP-1 zoning is consistent with the sector plan and One Year Plan proposals, and will allow uses compatible with the surrounding land uses and zoning pattern. RP-1 zoning will require MPC approval of a development plan as a use on review prior to any development of the site.

COMMENTS:

This rezoning was recommended for approval by MPC on December 8, 2016 at a density of 4 du/ac. By the time the request was scheduled for City Council consideration, the applicant discovered that the acreage was

actually less than was initially thought, leading to the need for a slightly greater density to accommodate the proposed number of units. On Jan 31, 2017, City Council referred the matter back to MPC for consideration of the greater density. MPC staff maintains the recommendation for approval, as requested. On this same agenda, the applicant is also requesting use on review approval of a development plan for this subject property (3-C-17-UR).

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. This site, which is accessed from Richmond Ave., is currently zoned R-1A, which allows duplexes or detached development at about 4-5 du/ac. The requested RP-1 will not result in an increased number of dwelling units, but will allow those units to be clustered in the flatter portions of the site, allowing for preservation of vegetation and existing slopes where desirable. The recommended density of up to 4 du/ac is compatible with surrounding zoning and development.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposed and recommended zoning and density.
3. RP-1 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, traffic circulation, access, slope and stream protection, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

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

1. RP-1 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-1 is the most appropriate zone for this development.

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. RP-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Approval of RP-1 zoning at the recommended density will allow the applicant to submit a development plan with up to 12 dwelling units for MPC's consideration. If developed with detached residential uses, this would add approximately 147 vehicle trips per day to the street system and would add approximately 5 children under the age of 18 to the school system.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

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. The Central City Sector Plan proposes low density residential uses for this property, consistent with the proposed RP-1 zoning at up to 4 du/ac.
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.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knoxville Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 147 (average daily vehicle trips)

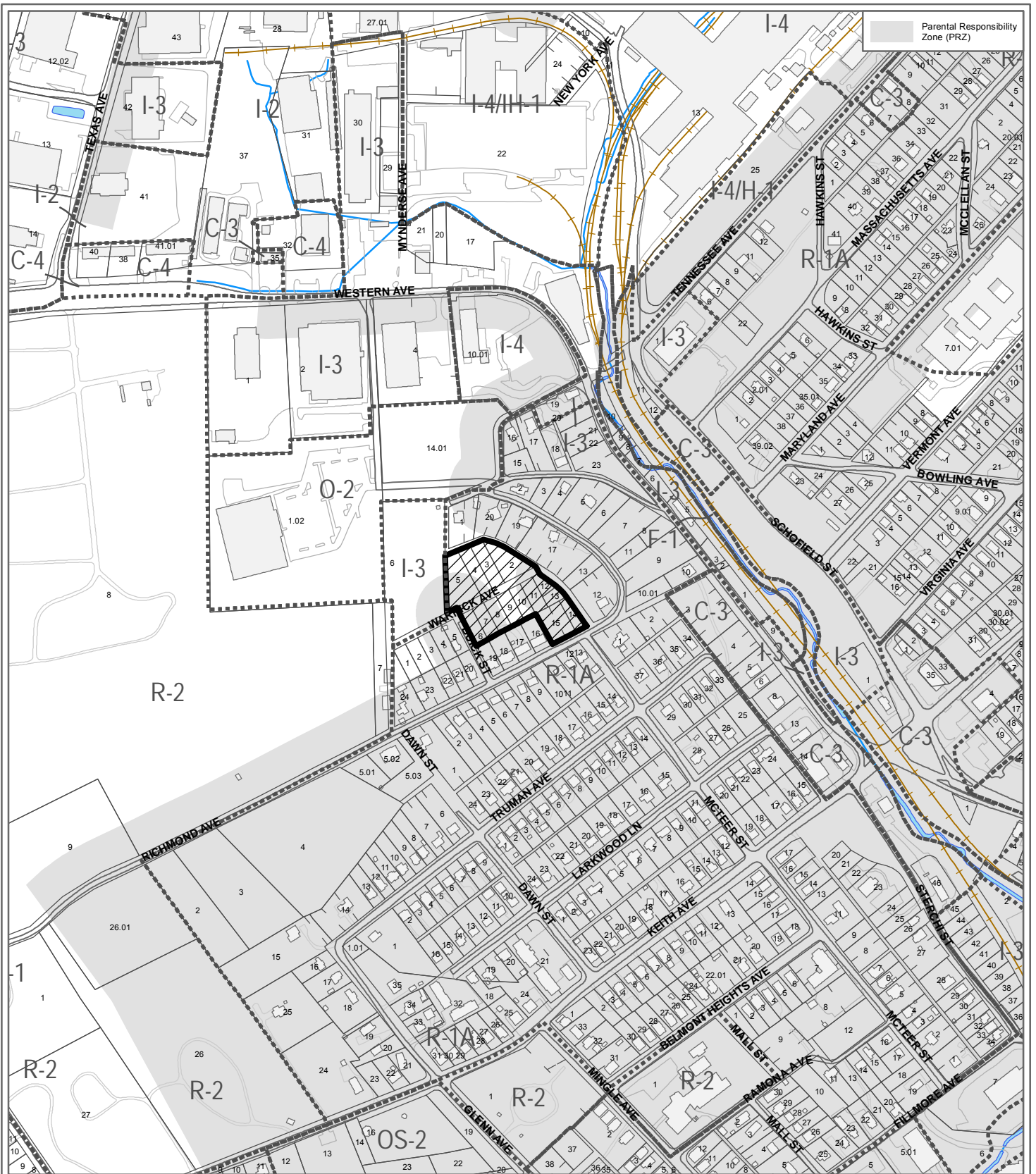
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 5 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West View Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 4/11/2017 and 4/25/2017. 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.



**12-C-16-RZ
REZONING**

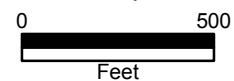
From: R-1A (Low Density Residential)
To: RP-1 (Planned Residential)



Petitioner: Duncan, Christine

Map No: 94

Jurisdiction: City



Original Print Date: 11/17/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Richard and Christine Duncan
1009 Kensington Circle - Knoxville TN 37919 – (865) 556-2382

November 16, 2016

Dear MPC Members and MPC Research Staff,

We are writing you in reference to **Rezoning File No. 12-C-16-R2**.

For these 14 vacant city lots (approx. 3Ac.), we believe the highest and best possible use is a cluster of 11 small houses combined with 2 acres of green space, gardens and the existing hillside forest.

If our requested change to RP-1 is approved, working with an experienced landscape designer assures that this pocket neighborhood plan is consistent with the current Sector Plan and with the Hillside Ridgeway Protection Plan as well as recommendations from the MPC and the City of Knoxville.

With a flier to every home on Richmond Avenue we invited all the neighbors to West View Elementary School on September 8th to share their ideas and insights on the possibilities for small homes on the approx. 3 acre tract behind their houses. At this neighborhood meeting, everyone studied a large KGIS map showing their addresses and ours, and reviewed our preliminary site plan presented by Black Willow Design. Eight adults (and a few children) attended and were very helpful, especially in piecing together the (Civil War?) history on Richmond Hill. They were interested in our expectation that this planned development would be owner-occupied homes sharing a jointly-owned meeting house, forest and green space. At least one neighbor said she very much likes the idea of small houses with architectural distinction.

The properly planned pocket neighborhood will fit into the character of the surrounding neighborhood which is largely owner-occupied, with half of the house lots still partially wooded.

What people would see from Richmond Ave. is the jointly-owned meeting house, with the usual setback and a driveway on the side. This building is expected to visually approximate the size and orientation of other houses on Richmond, while the smaller individual homes are in the background facing each other. Parking for residents would not be visible from Richmond Ave..

Just FYI: If someone else had bought these 14 vacant lots and finished the undeveloped Warrick Ave., the current R1-A zoning apparently would have allowed them to build 7 duplex homes (combining 2 lots for 100' frontage for each duplex). So 14 new residents accessing Richmond Ave. seems already allowed *without* a zoning change – should anyone express concern about traffic related to changing the zoning.

As you well know Knoxville offers relatively few home ownership opportunities to those needing only one bedroom and a bath . . .

---And even fewer opportunities to own a new, detached, 1-bedroom house with a garden and woods . . .

---And virtually no opportunities to own a new,
super energy-efficient,
1-bedroom house,
close to downtown,
in the price range of existing homes on Richmond Ave.

We sincerely hope the MPC will work with us to offer new opportunities and a green urban vision to Knoxvillians.

We thank you most kindly for your attention and consideration,



Richard and Christine Duncan

Draft Minutes

December 8, 2016

1:30 P.M. ♦ Small Assembly Room ♦ City County Building

The Metropolitan Planning Commission met in regular session on DECEMBER 8, 2016 at 1:30 p.m. in the Main Assembly Room, City/County Building, and Knoxville, Tennessee. Members:

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

- | | |
|-----------------------------|--------------------------|
| Ms. Rebecca Longmire, Chair | A Mr. Mac Goodwin |
| Mr. Herb Anders | Mr. Charles F. Lomax, Jr |
| Ms. Gayle Bustin | Mr. Patrick Phillips |
| Ms. Laura Cole | Mr. Jeff Roth |
| Mr. Art Clancy | Mr. Scott Smith |
| Mr. Mike Crowder | A Mr. Charles Thomas |
| Ms. Elizabeth Eason | Ms. Janice Tocher |

* Arrived late to the meeting. ** Left early in the meeting
A – Absent from the meeting

Agenda Item No.

MPC File No.

- | | |
|--|------------|
| * 29. <u>CHRISTINE DUNCAN</u>
Northwest side Richmond Ave., northeast of Buick St., Council District 3. Rezoning from R-1A (Low Density Residential) to RP-1 (Planned Residential). | 12-C-16-RZ |
|--|------------|

STAFF RECOMMENDATION: RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac.

THIS ITEM WAS APPROVED ON CONSENT EARLIER IN THE MEETING.

MOTION (CLANCY) AND SECOND (PHILLIPS) WERE MADE TO APPROVE CONSENT ITEMS AS READ EXCEPT ITEMS 28 AND 41. MOTION CARRIED 13-0. APPROVED.

M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: CHRISTINE DUNCAN

Date Filed: 10/20/2016 Meeting Date: 12/8/2016

Application Accepted by: Marc Payne

Fee Amount: attached \$600.00 File Number: Rezoning 12-C-16-R2

Fee Amount: _____ File Number: Plan Amendment _____

ZIP: 37921

PROPERTY INFORMATION

Address: RICHMOND + (former) WARRICK AVENUES

General Location: 2

RICHMOND HEIGHTS neighborhood

Parcel ID Number(s): 094HA002-005; 094HA006-015

Tract Size: approx. 3 ACRES

Existing Land Use: UNUSED WOODS

Planning Sector: CENTRAL CITY

Growth Policy Plan: Urban

Census Tract: 27

Traffic Zone: 101

Jurisdiction: City Council 3 District
 County Commission 1 District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: CHRISTINE + RICHARD DUNCAN

Company: none

Address: 1009 KENSINGTON CIR.

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

Fax: _____

E-mail: randcduncan@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: CHRISTINE DUNCAN

Company: none

Address: 1009 KENSINGTON CIR.

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

Fax: _____

E-mail: randcduncan@gmail.com

Requested Change

REZONING

FROM: R1-A

TO: RP1

PLAN AMENDMENT

One Year Plan Sector Plan

FROM: _____

TO: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Christine Duncan

PLEASE PRINT
Name: CHRISTINE DUNCAN

Company: none

Address: 1009 KENSINGTON CIR.

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-556-2382

E-mail: randcduncan@gmail.com

PROPOSED USE OF PROPERTY

A POCKET NEIGHBORHOOD OF 11 SMALL HOMES SHARING USE OF 2 AC. WOODS + GREEN SPACE.

Density Proposed MAX. 4 Units/Acre

Previous Rezoning Requests: none

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink: (If more space is required attach additional sheet.)

Name Address City State Zip Owner Option

RICHARD DUNCAN	1009 KENSINGTON CIRCLE KNOXVILLE TN 37919				✓	
CHRISTINE DUNCAN					✓	