

▶ **FILE #:** 9-E-17-RZ

AGENDA ITEM #: 45

AGENDA DATE: 9/14/2017

▶ **APPLICANT:** FMS AD VENTURES

OWNER(S): Maribeth M. & Francina I. Salinas

TAX ID NUMBER: 48 M A 026

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3411 Harvey Dr

▶ **LOCATION:** Northwest side Harvey Dr., southwest of Jacksboro Pike

▶ **APPX. SIZE OF TRACT:** 12600 square feet

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Harvey Dr., a local street with 23' of pavement width within 40' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Duplex

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Harvey Dr., house / R-1 (Low Density Residential)

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

West: Business / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: Harvey Dr. is developed with residential uses under R-1 zoning. The subject property is located adjacent to and to the rear of commercial uses fronting on N. Broadway, zoned C-3 and C-4.

STAFF RECOMMENDATION:

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

R-1A zoning is consistent with the applicable plan designations and will allow uses compatible with the surrounding land uses and zoning pattern.

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. This site, which is accessed from Harvey Dr., a local street, is proposed for low density residential uses on the sector plan map, consistent with the requested R-1A zoning.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is adjacent to commercial uses to the north and west and residential uses to the south and east, making the site appropriate for this minor zoning change from R-1 to R-1A.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.

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. Multi-dwelling, attached development would not be permitted at this location, because the site does front on a collector or arterial classified street. The proposed duplex would be permitted.
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. The approval of this request will allow the applicant to establish a duplex on a minimum lot size of 10,000 sq. ft.
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.
4. The impact to the street system will be minimal. If a plat is submitted to subdivide or record the property, a right-of-way dedication may be required. Along this section of Harvey Dr., this dedication will be 25 feet from the centerline of the right-of-way.

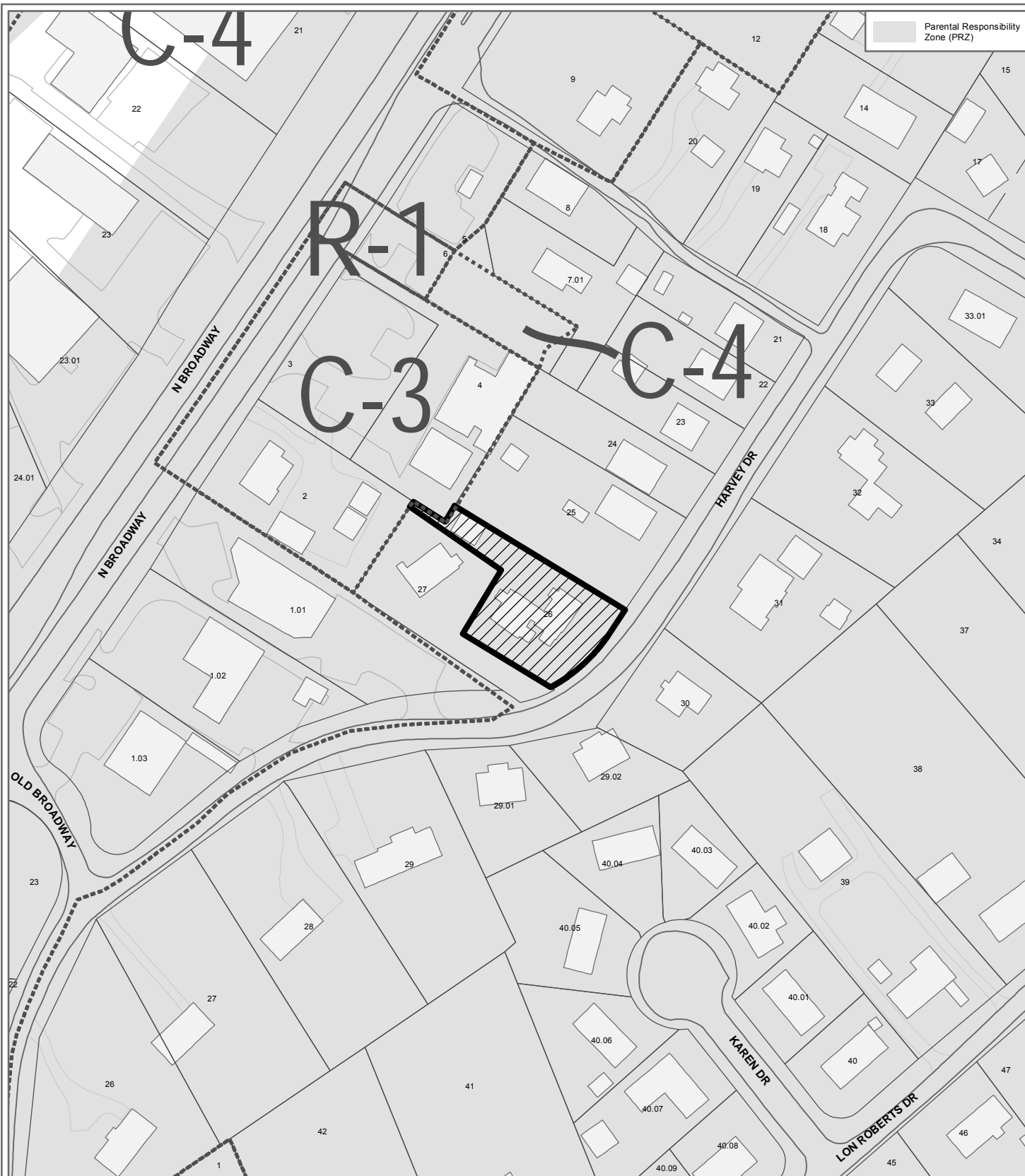
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest City Sector Plan proposes low density residential uses for this property, consistent with the proposed 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 required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/10/2017 and 10/24/2017. 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.



**9-E-17-RZ
REZONING**

From: R-1 (Low Density Residential)

To: R-1A (Low Density Residential)



Petitioner: FMS Ad Ventures

Map No: 48

Jurisdiction: City



Original Print Date: 8/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: FMS Ad Ventures

Date Filed: 07-26-17

Meeting Date: 9/14/2017

Application Accepted by: Mike Reynolds

Fee Amount: 500.00 File Number: Rezoning 9-5-17-RZ

Fee Amount: _____ File Number: Plan Amendment _____



PROPERTY INFORMATION

Address: 3411 HARVEY DRIVE
 General Location: KNOXVILLE TN
37918

Parcel ID Number(s): 048MA026

Tract Size: 12,600 sqft
 Existing Land Use: Single family residential
 Planning Sector: North City
 Growth Policy Plan: Inside City
 Census Tract: 51
 Traffic Zone: 203
 Jurisdiction: City Council 4 District
 County Commission _____ District

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT
 Name: MARIBETH M. SALINAS
FRANCINA I. SALINAS
 Company: FMS Ad Ventures
 Address: 1315 Liverpool Lane
 City: Maryville State: TN Zip: 37803
 Telephone: (865) 266-0500
(865) 318-3630
 Fax: 0
 E-mail: Goneflying_143@yahoo.com

Requested Change

REZONING

FROM: R-1
 TO: R-1A

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____
 TO: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: MARIBETH & FRANCINA SALINAS
 Company: FMS AD VENTURES
 Address: 1315 Liverpool Lane
 City: Maryville State: TN Zip: 37803
 Telephone: (865) 266-0500
(865) 318-3630
 Fax: _____
 E-mail: GONEFLYING_143@yahoo.com

PROPOSED USE OF PROPERTY

SINGLE RESIDENTIAL
CONVERT TO DUPLEX

Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____

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: [Signature]

PLEASE PRINT
 Name: MARIBETH SALINAS
 Company: FMS AD VENTURES
 Address: 1315 LIVERPOOL LANE
 City: MARYVILLE State: TN Zip: 37803
 Telephone: (865) 266-0500
 E-mail: GONEFLYING_143@yahoo.com