

▶ **FILE #:** 10-G-11-RZ

AGENDA ITEM # 33

AGENDA DATE: 10/13/2011

▶ **APPLICANT:** WILL FERGUSON

OWNER(S): S.D. Hall

TAX ID NUMBER: 107 K F 002

JURISDICTION: City Council District 2

▶ **LOCATION:** Southeast side Sutherland Ave., northeast of N. Forest Park Dr.

▶ **APPX. SIZE OF TRACT:** 13500 square feet

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Sutherland Ave., a minor arterial street with 37' of pavement width within 60' of right-of-way.

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

WATERSHED: Third Creek

▶ **PRESENT ZONING:** C-1 (Neighborhood Commercial)

▶ **ZONING REQUESTED:** R-3 (High Density Residential)

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Parking area to provide additional parking for adjacent apartment building

EXTENSION OF ZONE: Yes, extension of R-3 zoning from the southwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Sutherland Ave.- Apartments / R-2 (General Residential)

South: Parking / R-3 (High Density Residential)

East: Office and meditation center / C-1 (Neighborhood Commercial)

West: 9-story multi-dwelling residential structure / R-3 (High Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of uses, under C-1, R-2, R-3 and O-1 zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-3 (High Density Residential) zoning, subject to 1 condition.**

1. No more than one curbcut to Sutherland Ave. will be permitted along the entire street frontage of parcels 107KF001 and 002.

With the recommended condition, R-3 zoning is compatible with surrounding development and zoning, is an extension of zoning from the southwest and is consistent with both the One Year Plan and sector plan proposals for the property.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. R-3 is a logical extension of the already established high density residential zoning to the south and west of the site, and is consistent with the sector plan's mixed use proposal for the site.
2. The surrounding area is developed with low, medium and high density residential, office and commercial uses. R-3 zoning is compatible with surrounding development and zoning.
3. R-3 zoning is appropriate at this location along a minor arterial street and adjacent to existing R-3 development.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The requested R-3 zoning district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residences in areas appropriate by location and character for occupancy by high density, multi-dwelling structures or developments.
2. Based on the above description, R-3 is an appropriate zone for this site.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. R-3 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The applicant is seeking to use this site to construct more parking for the adjacent apartment building to the southwest, already zoned R-3. The house on the site appears to have its own driveway to Sutherland Ave. In order to minimize traffic conflict points and increase safety, staff has recommended a condition that no more than 1 curbcut to the R-3 development shall be allowed to Sutherland Ave.

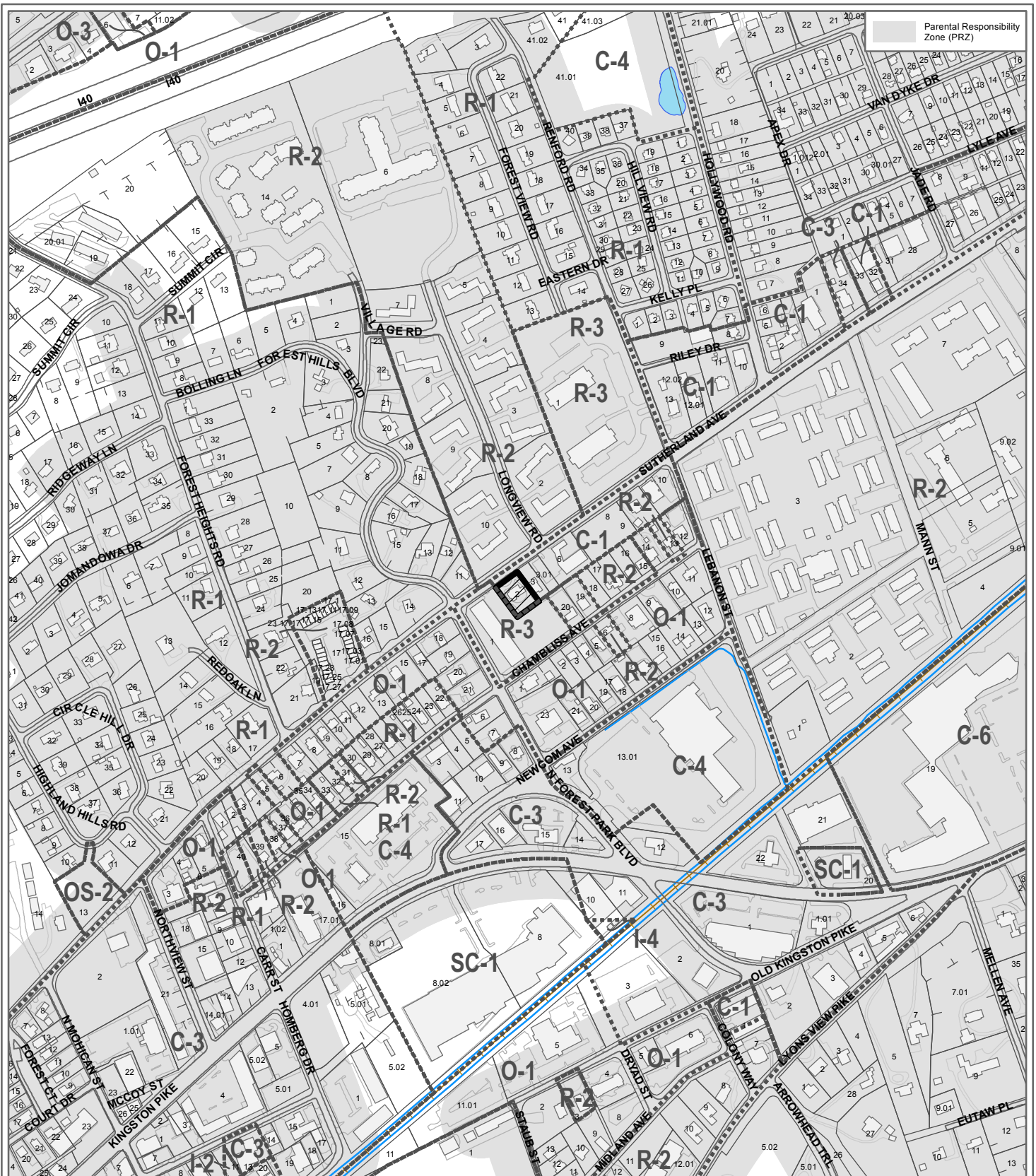
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. R-3 zoning is consistent with the West City Sector Plan, which designates this site as a mixed use special district (MU-WC1).
2. The City of Knoxville One Year Plan also designates the site as a mixed use special district (MU-WC1) , which is also consistent with the proposed R-3 zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

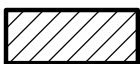
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/15/2011 and 11/29/2011. 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.



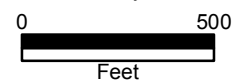
**10-G-11-RZ
REZONING**

From: C-1 (Neighborhood Commercial)
To: R-3 (High Density Residential)



Petitioner: Ferguson, Will

Map No: 107
Jurisdiction: City



Original Print Date: 9/28/2011
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



KGIS Copyright - 2011

0 100 Feet

[Enter Title Here]

[Enter Subtitle Here]

[Enter Notes Here]

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37772 - www.kgis.org

Printed: 10/3/2011 at 3:28 PM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.