

# STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2015-004

PC Meeting Date: 01-12-15

## Applicant Request

Rezone from R1 Residential Zone to R2 Family Residential Zone

Property Location:	3913 6 <sup>th</sup> Avenue
Property Owner:	Charles M. Rogers
Applicant:	Charles M. Rogers

## Project Description

- Re-establish a duplex use for an existing two-family residential structure.

## Site Analysis

### Site Description

- The site currently contains a vacant two-family residential structure (built in approximately 2005).
- The lot (7,560 square feet in size) features pedestrian access from 6<sup>th</sup> Avenue.
- Residences on this block of 6<sup>th</sup> Avenue are primarily single-family homes. Across the street and to the east at 40<sup>th</sup> Street and 6<sup>th</sup> Avenue there is a two-family structure located on a corner lot.

### Zoning History

- This property was rezoned from R2 Residential to R1 Residential as a result of the 2004 Rossville Boulevard Community Zoning Study (Ordinance 11680- April 15, 2005).
- The property recently lost its legal non-conforming use (grandfathered) status and must comply with the R-1 Zone permitted use unless it is rezoned to R-2. The current owner purchased the property in October of 2014.

### Plans/Policies

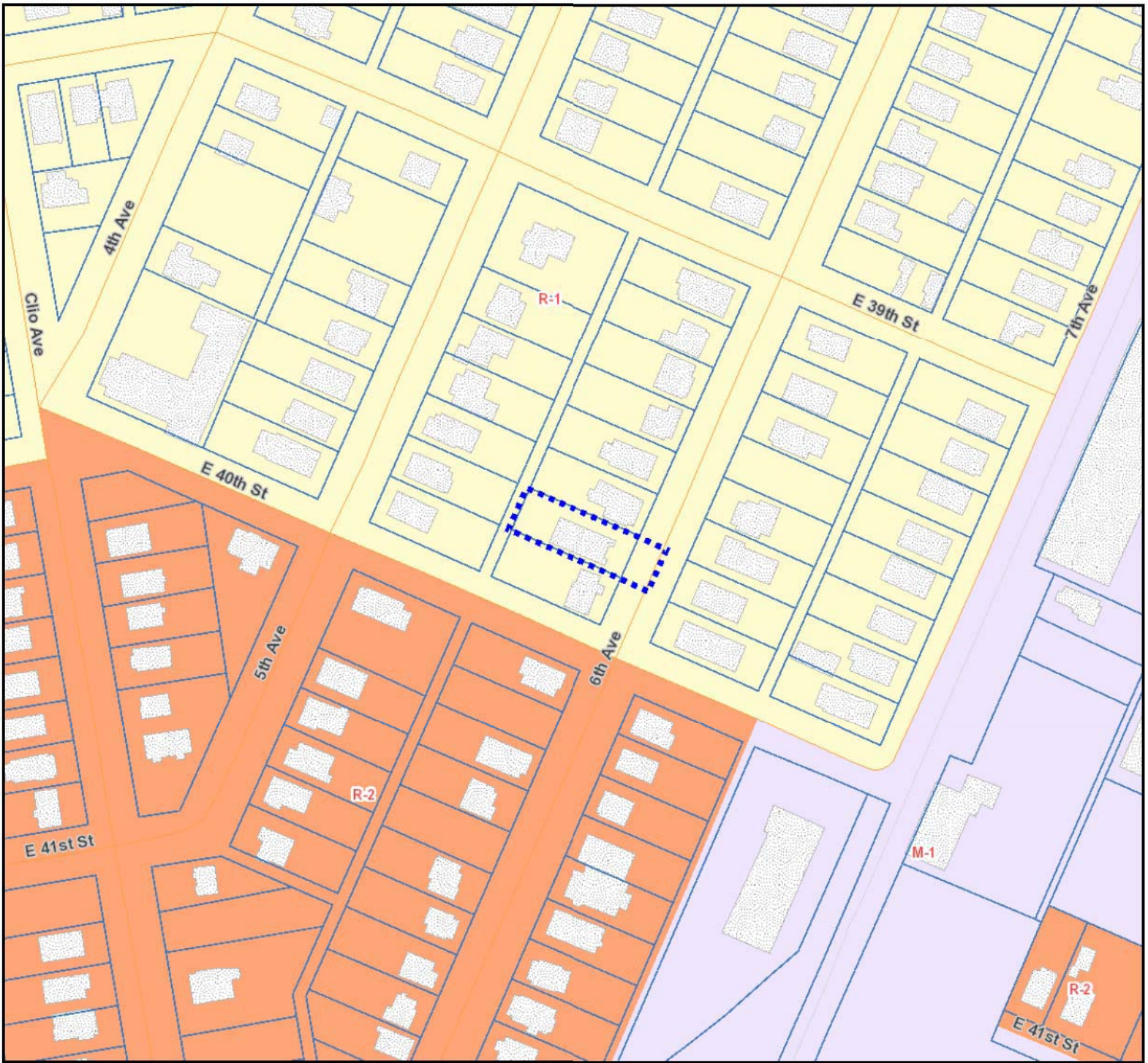
- The Rossville Boulevard Community Plan (adopted by City Council November 9, 2004) recommends low-density residential. It is not included in the mixed-use focus area identified by the plan.
- The plan states that some exceptions can be made for townhouses, patio homes, and two-family dwellings if the density is compatible.
- The Rossville Boulevard Community Zoning Study (Ordinance 11680; April 5, 2005) rezoned this property to R1 Residential based on the recommendations in the land use plan mentioned above.

## Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area due to the increased density created by the reoccupation of the two-family dwelling.
- The proposal, on its own, may be compatible with surrounding single-family uses. However, reintroducing the R2 Zone at this mid-block location (vs. a corner location) would set a precedent for future similar requests. Allowing multiple duplexes on this block would then create compatibility issues.
- The proposed use does raise concerns regarding location and access.
- The 7,560 square foot lot is small and currently does not have driveway access.

## Recommendation

Deny.



## 2015-004 Rezoning from R-1 to R-2



165 ft

Chattanooga Hamilton County Regional Planning Agency







**ZONING NOTICE**  
The City of Knoxville, Tennessee  
Knox County Planning Department  
is requesting a rezoning of this property  
**From R-10 to R-3**  
for a 12,000 sq. ft. Community Center.  
— (423) 643-5902 —