

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-A-08-RZ **Related File Number:** 1-A-08-PA
Application Filed: 9/27/2007 **Date of Revision:**
Applicant: ROBERT BEDWELL

PROPERTY INFORMATION

General Location: East side N. Gallaher View Rd. southeast side Broome Rd., north side E. Walker Springs Ln.
Other Parcel Info.:
Tax ID Number: 120 H B 027.01, 027.03 **Jurisdiction:** City
Size of Tract: 31.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments and vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 13.5 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** O, MDR and STPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services), RP-1 (Planned Residential) @ 1-12 du/ac and F-1 (Floodway)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) @ up to 13.5 du/ac and F-1 (Floodway)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE RP-1 (Planned Residential) and F-1 (Floodway) zoning.
APPROVE a density of up to 13.5 du/ac.

Staff Recomm. (Full):

RP-1 zoning at the requested density is appropriate at this location, which is adjacent to an I-40/75 interchange, across from a major commercial development. The majority of this site and numerous other sites on the east side of N. Gallaher View Rd. are already developed with medium density apartments.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located adjacent to an I-40/75 interchange, across from a major commercial development. The increased density will have very little impact on adjacent properties. The proposed development would be an expansion of the existing apartment complex to the west toward N. Gallaher View Rd., so the apartments will not encroach any closer to detached residential development to the north, across Broome Rd.
2. The majority of this site and numerous other sites on the east side of N. Gallaher View Rd. are already developed with medium density apartments.
3. Under RP-1 zoning, any additional dwelling units on the site will require use on review approval from MPC prior to construction. During this review, MPC and City Engineering staff will review the plans and address issues such as drainage, stream protection, traffic generation, lighting, buffering, greenway preservation, access, landscaping, type of units and any other relevant issues that may arise. Through the use on review process, the impact of the development should be minimized.

THE EFFECTS OF THE PROPOSAL

1. Public utilities are available to serve the site.
2. The site is already developed with 352 multi-dwelling apartment units. At a total of 30.593 reported acres outside of the F-1 zone and a density of 13.5 du/ac, the applicant may propose up to 413 units on the site, an additional 61 units of new development. That number of attached multi-dwelling apartment units generates approximately 3,415 vehicle trips per day to the street system and adds approximately 73 school aged children to the school system.
3. The RP-1 zone requires use on review approval from MPC prior to development. This process will give the opportunity for public review and comment on development plans and will help to minimize the impact on adjacent properties.
4. During the plan review process, the applicant will be expected to work with appropriate staff to preserve proposed greenway areas and make any improvements that may be necessary to accommodate the proposed development. A Level II traffic study may be required, if deemed necessary by MPC and Engineering staff. An additional general access point to the development, possibly from N. Gallaher View Rd., is also something that should be considered, possibly a right turn in, right turn out. The applicant has indicated that the West Hills Neighborhood Association opposes a general access driveway from N. Gallaher View Rd.

CONFORMITY OF PROPOSAL TO ADOPTED PLANS

1. With the recommended One Year Plan change to mixed uses, including medium density residential uses, RP-1 zoning at up to 13.5 du/ac will be consistent with the One Year Plan.
2. The sector plan proposes office and medium density residential uses for the site, consistent with this proposal.
3. Approval of this request could lead to future requests for increased density in the area, which could be considered on a case by case basis.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

RP-1 (Planned Residential) at a density up to 13.5 dwelling units per acre and F-1 (Floodway)

Date of MPC Approval: 1/10/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/12/2008

Date of Legislative Action, Second Reading: 2/26/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: