

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-D-10-RZ **Related File Number:**
Application Filed: 11/30/2009 **Date of Revision:**
Applicant: KNOXVILLE HABITAT FOR HUMANITY

PROPERTY INFORMATION

General Location: Southeast side Skyline Dr., southwest side James Rd.
Other Parcel Info.:
Tax ID Number: 83 A F 032 OTHER: 083AD009 **Jurisdiction:** City
Size of Tract: 16 acres
Accessibility: Access is via Skyline Dr., a minor collector street with 22' of pavement width within 35' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached and detached residential development **Density:** 5.99 du/ac
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with houses, a church and Skyline Park to the west, under R-1, R-1EN and OS-1.

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

Street: 4044 Skyline Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: 7-B-02-RZ/7-D-02-PA/7-G-02-SP
Extension of Zone: No
History of Zoning: Requests for MDR and RP-1 at 10 du/ac were withdrawn by the applicant in 2002.

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.): RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac. (Applicant requested 5.99 du/ac.)

Staff Recomm. (Full): RP-1 zoning at up to 4 du/ac is similar in density to what would be permitted under the R-1 zoning, but provides the flexibility to develop attached condominiums, rather than requiring individual lots for detached houses. RP-1 zoning also requires development plan approval by MPC as a use on review at a public meeting. The proposal is consistent with both the One Year Plan and sector plan.

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

1. RP-1 at the recommended density of up to 4 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern than the requested density of 5.99 du/ac. Also, the recommended density takes into account the slope constraints of the site. See attached slope analysis. Using the slope analysis, and applying General Plan development policy 7.6 for restricting housing density in sloped areas, the density must be reduced to 4 du/ac.
2. The recommended RP-1 density is similar in intensity to what would be permitted under the current R-1 zoning for detached housing, as far as total number of dwelling units that could be developed.
3. RP-1 zoning allows the flexibility to orient the development in such a way as to maximize the use of the parcel while providing open space and staying compatible with surrounding development and zoning. Under RP-1 zoning, the developer will have the opportunity to locate structures so as to stay away from the environmentally sensitive and more sloped portions of the site.
4. RP-1 zoning requires use on review approval of a development plan by MPC prior to any construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, open space, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The RP-1 zone, as described in the zoning ordinance, 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, education and cultural facilities which are integrated with the total project by unified architectural and open space treatment. New RP-1 zoning may be created to be developed specifically as a planned unit development.
2. Based on the above general intent, this area is appropriate for RP-1 zoning at the recommended density.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. At the recommended density of 4 up to du/ac, up to 64 dwelling units could be considered. If developed with attached residences, it would generate about 25 school aged children and add about 639 trips to the street system. At the requested density of up to 5.99 du/ac, up to 95 dwelling units could be considered. If developed with attached residences, it would generate about 36 school aged children and add about 911 trips to the street system.
3. The impact on adjacent properties will be minimized through the required use on review process, where MPC will have to review and consider approval a development plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for this site, consistent with the proposal.
2. Approval of this request could lead to future requests for RP-1 zoning on other larger parcels in the area. As long as the proposed density is under 6 du/ac, the request would be consistent with the sector plan and One Year Plan proposals for low density residential uses, provided there are no

constraining factors such as degree of slope or other environmental factors.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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 the City of Knoxville Department of Engineering and MPC staff.

Action: Approved **Meeting Date:** 1/14/2010

Details of Action:

Summary of Action: RP-1 (Planned Residential) zoning at a density up to 4 dwelling units per acre

Date of Approval: 1/14/2010 **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: 2/9/2010

Date of Legislative Action, Second Reading: 2/23/2010

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: