

CASE SUMMARY
APPLICATION TYPE: REZONING
ONE YEAR PLAN AMENDMENT

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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w w w • k n o x m p c • o r g

File Number: 1-E-14-RZ **Related File Number:** 1-E-14-PA
Application Filed: 11/25/2013 **Date of Revision:**
Applicant: CHASE-SMITH DEVELOPMENT

PROPERTY INFORMATION

General Location: Southeast side Deane Hill Dr., northeast side Winchester Dr.
Other Parcel Info.:
Tax ID Number: 120 E D 001 & 002 **Jurisdiction:** City
Size of Tract: 5.1 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: One duplex and one detached dwelling
Surrounding Land Use:
Proposed Use: Attached residential **Density:** 25 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 7144 Deane Hill 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-2 (Planned Residential)
Previous Requests: 4-B-13-RZ and 10-C-13-RZ
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: HDR (High Density Residential)

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 5.99 du/ac. (Applicant requested RP-2 at up to 25 du/ac.)

Staff Recomm. (Full):

RP-1 zoning at the recommended density gives the applicant reasonable use of the property, comparable to other small attached residential developments along Deane Hill Dr. The recommended density is the maximum allowable under the current low density residential plan designation, eliminating the need for a plan amendment.

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. RP-1 zoning at the recommended density for the subject property will allow reasonable development of the site for attached residential uses, consistent with other small attached residential developments along this section of Deane Hill Dr.
2. The recommended zoning and density is consistent with the current sector plan and One Year Plan proposals for the property. Consideration of the requested 25 du/ac would require a spot plan amendment to high density residential.
3. The site is surrounded by low density residential uses and zoning. Approval of a higher density for this site would constitute a spot zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RP-1 and RP-2 zoning districts are 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, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-1 at a density of less than 6 du/ac is the most appropriate zone for this development.

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. RP-1 zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties. The requested density of 25 du/ac is considerably more dense than other small attached residential developments along this section of Deane Hill Dr.
2. The recommended PR zoning at a density of up to 5.99 du/ac would allow for a maximum of 30 dwelling units to be proposed for the site. That number of attached units, as proposed, would add approximately 323 vehicle trips per day to the street system and would add approximately 2 children under the age of 18 to the school system. The requested density of 25 du/ac would allow for a maximum of 149 dwelling units to be proposed for the site. That number of attached units would add approximately 1366 vehicle trips per day to the street system and would add approximately 11 children under the age of 18 to the school system.
3. Public water and sewer utilities are available to serve the site, and the recommended density is consistent with other zoning and density in the immediate area.

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 West City Sector Plan appropriately proposes low density residential uses for the site, consistent with the current R-1 zoning or the recommended RP-1 zoning at a density of up to 5.99 du/ac. There is also an accompanying sector plan amendment request on this agenda (1-G-14-SP) to amend the map from low to high density residential. Staff is also recommending denial of that request.
2. The City of Knoxville One Year Plan appropriately proposes low density residential uses for the site, consistent with the current R-1 zoning or the recommended RP-1 zoning at a density of up to 5.99 du/ac.
3. In order to consider an RP-1 zoning density above 10 du/ac, both of the above plans would have to be amended to MDR or HDR, which would be spot plan amendments.
4. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
5. This recommended zoning and density do not present any apparent conflicts with any other adopted plans.

Action: Approved as Modified

Meeting Date: 1/9/2014

Details of Action:

Summary of Action: RP-1 (Planned Residential) zoning at a density up to 10 dwelling units per acre

Date of Approval: 1/9/2014

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: 2/4/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved RP-1 at a density up to 5.99 du/ac.

Date of Legislative Appeal:

Effective Date of Ordinance: