

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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File Number: 1-E-17-RZ **Related File Number:** 1-D-17-PA
Application Filed: 11/21/2016 **Date of Revision:**
Applicant: KNOX HOUSING PARTNERSHIP, INC. (DBA HOMESOURCE EAST TENNESSEE)

PROPERTY INFORMATION

General Location: South side Holston Dr., west of Holston Ct.
Other Parcel Info.:
Tax ID Number: 71 O A 011 & 013 **Jurisdiction:** City
Size of Tract: 6.4 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5.99 du/ac
Sector Plan: East City **Sector Plan Designation:** O & LDR w/ HP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4704 Holston Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-3 (Office Park), R-1 (Low Density Residential) & C-3 (General Commercial)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: 1-N-88-RZ, 10-U-88-RZ
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), O (Office) & MU-SD (EC-2)
Requested Plan Category: LDR (Low 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 up to 5.99 du/ac.

Staff Recomm. (Full): The recommended RP-1 zoning and density are consistent with the recommended plan amendments to LDR for the entire site. The site is on the edge of a large residential neighborhood and has access to a minor collector street, Holston Dr., not requiring access to a local neighborhood street. The site is appropriate for the maximum density permitted under the LDR plan designation.

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. This site, which is accessed from Holston Dr., is on the northern edge of the Holston Hills neighborhood and has access to a minor collector street., Most of the site is already shown as LDR on the plans and staff is recommending that the entire site be amended to LDR.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is either proposed or recommended for low density residential uses on the applicable plans, consistent with the proposed and recommended zoning and density.
3. RP-1 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, traffic circulation, access, slope and stream protection, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

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

1. RP-1 zoning 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, 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 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 is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Approval of RP-1 zoning at the recommended density will allow the applicant to submit a development plan with up to 38 dwelling units for MPC's consideration. If developed with detached residential uses, this would add approximately 426 vehicle trips per day to the street system and would add approximately 15 children under the age of 18 to the school system.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with the scale and intensity of the surrounding zoning and development in the immediate area.
4. The rear (southernmost) portion of the site is characterized by steep slopes. Staff would expect that the development would be clustered in the northern portion of the site, as permitted by the proposed RP-1 zoning. The southern portion of the site with the steep slopes should remain undisturbed.

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. With the recommended amendment of the One Year Plan to LDR on the portion currently shown for office, the proposed rezoning and density are consistent with the One Year Plan.
2. The East City Sector Plan proposes low density residential uses for most of this property, consistent with RP-1 zoning at up to 5.99 du/ac. There is a sector plan amendment request associated with this rezoning also on this agenda (1-D-17-SP). Staff is supporting the change from O to LDR on the approximately 2.6 acres currently designated for office uses.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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 Knoxville Engineering and MPC staff.

Action: Approved **Meeting Date:** 1/12/2017

Details of Action:

Summary of Action: RP-1 (Planned Residential)

Date of Approval: 1/12/2017 **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: 2/14/2017 **Date of Legislative Action, Second Reading:** 2/28/2017

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:**