

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-H-07-RZ **Related File Number:**
Application Filed: 11/30/2006 **Date of Revision:**
Applicant: JAMES R. CHRISTOPHER
Owner:

PROPERTY INFORMATION

General Location: South side Seaver Dr., southeast of Francis Rd.
Other Parcel Info.:
Tax ID Number: 106 C D 030 & 031 **Jurisdiction:** City
Size of Tract: 3.48 acres
Accessibility: Access is via Seaver Dr., a local street with 14-15' of pavement width within 35' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 5.99 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties along Seaver Dr. are developed with rural to low density residential uses, under A-1 and R-1 zoning.

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

Street: 7040 Seaver Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 R-1 (Low Density Residential) zoning. (Applicant requested RP-1 (Planned Residential) zoning).

Staff Recomm. (Full): R-1 zoning is an extension of zoning from the north and east and is more compatible with surrounding development than the requested RP-1. The proposed condominium development at the requested density would be out of character with surrounding development and zoning.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of the recommended R-1 zoning gives the applicant reasonable use of the property, with the ability to further develop the site with detached residential units, which would be more in character with the scale and intensity of surrounding development and zoning pattern.
2. The pavement width of Seaver Dr. is marginal for the proposal, which would allow consideration of up to 20 units on the site. If the request is approved, road improvements, including widening will likely be required to Seaver Dr. before proceeding with the development.
3. The only other RP-1 zoning in the area is to the southwest of this site and is accessed from Francis Rd., which is a minor arterial street with sufficient pavement width to support the density allowed.
4. The site is approximately 135 feet in width. RP-1 zoning requires a 25 foot peripheral building setback, leaving about 85 feet of width to develop. This situation would likely lead to an access road being constructed down one side of the tract along rear or side property lines of neighboring properties and not allow for the installation of the proper landscape screening that staff would recommend to buffer between a substantial density difference. This application may be more attractive if additional properties were added to it, but if Seaver Dr. is to be used for access, road improvements will be necessary.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. At the requested density, up to 20 dwelling units could be proposed on the subject property. If developed with attached townhomes as proposed, this would add approximately 180 vehicle trips per day to the street system and about 5 children under the age of 18 to the school system. The recommended R-1 zoning would result in substantially less impact.
3. The proposed RP-1 zoning is not compatible with adjacent residential uses and may have a negative impact on them. The recommended R-1 zoning is more suitable for this site.
4. The recommended R-1 zoning would allow the property to be subdivided into lots of no less than 7,500 square feet in area for single detached dwelling units.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the Northwest County Sector Plan propose LDR (Low Density Residential) uses for the site, consistent with R-1 or the requested RP-1 zoning.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may generate similar requests in the future for higher density residential zones.

Under R-1 zoning, to subdivide the property, the developer will be required to submit a concept plan and/or plat for review by MPC.

If RP-1 zoning is approved, the developer will be required to submit a concept plan and/or 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

City of Knoxville Engineering and MPC staff.

MPC Action:

Approved

MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: R-1 (Low Density Residential)

Date of MPC Approval: 1/11/2007

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: 2/13/2007

Date of Legislative Action, Second Reading: 2/27/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied

If "Other": Postponed 2/13/07

If "Other":

Amendments:

Amendments:

Denied R-1

Date of Legislative Appeal:

Effective Date of Ordinance: