

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-L-07-RZ **Related File Number:**
Application Filed: 12/4/2006 **Date of Revision:**
Applicant: CAMDUN REALTY, I

PROPERTY INFORMATION

General Location: Southeast side Topside Rd., northeast of Alcoa Hwy.
Other Parcel Info.:
Tax ID Number: 147 054,05401,05402,05403,055 **Jurisdiction:** County
Size of Tract: 30.16 acres
Accessibility: Access is via Topside Rd., a minor collector street with 17-18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 5 du/ac
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of Topside Rd. is developed with residential uses under A, E, RP-1, RAE, RB and PR zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: E (Estates)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Not an extension of PR, but the property to the west is zoned RP-1, which is the City's equivalent zone to PR.
History of Zoning: None noted

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 PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac.
SUBJECT TO THE FOLLOWING CONDITION:

Staff Recomm. (Full): 1. Application shall be made to protect the historic house on the property with HZ (Historical Overlay) zoning as soon as the boundaries of the parcel where it could be located are known, with the Secretary of Interior's Standards as the design guidelines. Any site plan for development of the property should respect this historic structure.

PR zoning at the recommended density and with the recommended condition, is compatible with surrounding development and zoning, appropriate for the topography of the site, respects the historic structure on site and is consistent with the sector plan proposal for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with the scale and intensity of the other residential development in the area and is consistent with the sector plan proposal for the site.
2. The site does not have steep slope characteristics and has direct access to Topside Rd., which is a minor collector street, making it appropriate for development at the proposed density. The site is located about 1,500 feet east of Alcoa Hwy., which is a major arterial street.
3. There are other developments accessed from this section of Topside Rd. that are zoned for and developed at 5 du/ac or greater. There is a larger site on the north side of Topside Rd. that is zoned RP-1 for up to 8 du/ac, and there is a considerable amount of RB zoning in the area. This area of Topside Rd. between Alcoa Hwy. and Maryville Pike is likely to develop with low to medium density residential uses in the future.
4. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
5. Edelmar, a 1914 Craftsman style house that is potentially eligible for National Register listing and local historic designation, is located on the property. Edelmar was built by C. B. Atkin as a summer home, and named for his three daughters Edith, Eleanor and Marion. C. B. Atkin achieved prominence as a Knoxville developer. He built the Hotel Atkin at Gay Street and Depot, and from 1905 to 1920 was a principle in the Knoxville and Fountain City Land Company. Atkin was a founder of the Fountain City Railway Company, successor to the Dummy Line and the link between Fountain City and Knoxville. He also built the Colonial Hotel, located on the east side of Gay Street between Main and Cumberland, and rehabilitated the Bijou Theater, creating its current design. He remodeled the Burwell Building, expanding it when the Tennessee Theater was built. Atkin founded the C. B. Atkin Furniture Company, which was located downtown and in Oakwood, and was one of the largest furniture and fireplace mantel manufacturers in the country. He was noted as the largest individual taxpayer in Knoxville in 1921, and was instrumental in many of Knoxville's charitable and promotional activities. Atkin died in 1931, bringing to an end the family's involvement with Edelmar, but it remains as an example of the summer homes built by prominent Knoxville residents who could escape the heat and congestion of the city, as a reminder of the important role Atkin played in the development of Knoxville, and as a significant architectural representation of the Craftsman style. Since the last Cultural Resources Plan update, more of the history of Edelmar has become available, and the house has achieved an age that cements its eligibility for National Register and HZ (Historical Overlay) zoning. The county portion of the Cultural Resources Plan Update is now being researched. That update, when complete, will include this house as an eligible property. Additionally, the house was recently listed as No. 15 on Knox Heritage's 2007 'Fragile 15' list, a compilation of the most endangered historic buildings and places in Knox County. See the attached article from the May 16, 2007 Knoxville News Sentinel. The historic and architectural significance of the house should not prevent a rezoning of the property. Preserving the house with a

building lot for it would be consistent with the applicant's proposed reuse.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's requested density, up to 150 dwelling units could be proposed on the subject property. The development of the proposed attached dwelling units would add approximately 1,350 vehicle trips per day to the street system and about 28 children under the age of 18 to the school system. Sight distance appears to be available on Topside Rd. for the development entrance, but this will need to be certified on the development plans.
3. If more than 75 units are proposed on the development plan, a traffic impact study will be required to be submitted as part of the concept plan/use on review process.
4. This section of Alcoa Hwy. is scheduled for improvements within the next 5 to 10 years, with the current estimated construction start date in calendar year 2010. TDOT will be widening Alcoa Hwy. to 6 lanes and adding a barrier in the median to prevent all left turns. The current proposal is to connect east and west Topside Rd. with an overpass and create a modified interchange with Alcoa Hwy. that eliminates left turns. (See attached depiction on aerial photograph.) This would improve what is now a dangerous intersection that could become more dangerous as more future development adds trips to Topside Rd., adding to the turning movements on Alcoa Hwy. This proposal may not be appropriate were it not for these upcoming improvements to this intersection.
5. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for low density residential zoning in this area in the future, consistent with the sector plan proposal for the area.

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 Knox County Engineering and MPC staff.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 1/11/07-5/10/07

Date of Withdrawal: 6/14/2007

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/23/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: