

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-Y-06-RZ **Related File Number:**
Application Filed: 12/8/2005 **Date of Revision:**
Applicant: HAROLD DUCKETT
Owner:

PROPERTY INFORMATION

General Location: North end N. Hembree St., east end Nichols Ave., southeast side I-40
Other Parcel Info.:
Tax ID Number: 82 G B 001 **Jurisdiction:** City
Size of Tract: 23.57 acres
Accessibility: Access is via either Mundy St., an unimproved 30' right of way, Nichols Ave., a local street with 18' of pavement width within 35' of right of way, Washington Ave., a local street with 26' of pavement width within 40' of right of way or Milligan St., a local street with 26' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential **Density:** 4 du/ac
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The adjacent neighborhood is developed with residential uses under R-1A zoning. The Knoxville Zoo is located to the east, zoned O-2. The subject property is located between an existing neighborhood, the zoo and the interstate.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
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 RP-1 (Planned Residential) zoning.
APPROVE a density of 1 to 2 du/ac. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): RP-1 zoning at the recommended limited density will result in development more compatible with the surrounding development and zoning, and takes into account the steep slopes on over half of the site. The sector plan and One Year Plan propose low density residential development for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The adjacent residential subdivision, zoned R-1A, is developed with mostly single family uses at a density of 3 to 4 du/ac, compatible with the requested density. However, the topography of the subject site requires that development be clustered on the less steep portions of the site, resulting in an incompatible multi-family development. Multi-family development should not be accessed from local streets through a residential single-family neighborhood. If the site had direct access to Cherry St., the requested density may be more reasonable, even with the slopes. However, the applicant has indicated that direct access to Cherry St. is not feasible. The recommended lesser density will decrease the number of units and the traffic impact on the neighborhood to a level more consistent with single or two-family residential development, as allowed by the existing R-1A zoning, while still allowing reasonable use of the property.
2. The proposed density is compatible with the scale and intensity of the surrounding land uses and zoning pattern, but the actual, perceived density of the development will be increased because of the need to cluster the development on less than half of the site.
3. Because of the severe slopes, development will have to be clustered on the less steep portions of the site. The attached preliminary plan, submitted by the applicant shows 80 two and three bedroom multi-family dwelling units on approximately 10 acres, resulting in an actual density of 8 du/ac on the developed portion of the site. The plan shows access to the development through the adjacent neighborhood on Washington Ave. or N. Hembree St., from Cherry St.
4. RP-1 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. The proposed development plan will need to respect the slope constraints of the site in terms of building layout and circulation system. Grading of this site should proceed until after approval of that plan.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the recommended density, up to 47 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 470 vehicle trips per day to the street system and about 48 children under the age of 18 to the school system. Multi-family development would add approximately 423 vehicle trips per day to the street system and about 16 children under the age of 18 to the school system.
3. At the requested density, up to 94 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 940 vehicle trips per day to the street system and about 48 children under the age of 18 to the school system. Multi-family development would add approximately 846 vehicle trips per day to the street system and about 33 children under the age of 18 to the school system.
4. If more than 75 dwelling units are proposed, a traffic impact study will be required as part of the

concept plan/use on review process.

5. Based on the attached slope analysis, about 47% of the site has slopes of 25% or greater and 27% of the site has slopes between 15 and 25%. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Because of the site's slope constraints, development at up to the approved density may not be possible.

6. The proposal 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 East City Sector Plan and Knoxville One Year Plan propose low density residential uses for the site, consistent with this proposal.

2. The site is located within the Urban Growth Area (Knoxville City Limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request should not generate similar requests for RP-1 zoning in this area in the future, because there are no other vacant sites in the area. The zoo and the adjacent residential neighborhood are established uses.

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 Knoxville Engineering and MPC staff.

MPC Action: Approved **MPC Meeting Date:** 1/12/2006

Details of MPC action: APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density of 1 to 3.4 du/ac.

Summary of MPC action: Approval of RP-1 (Planned Residential) by a vote of 14-1 and a density of 1 to 3.4 dwelling units per acre

Date of MPC Approval: 1/12/2006 **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: 5/9/2006 **Date of Legislative Action, Second Reading:** 9/12/2006

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Postponed **Disposition of Case, Second Reading:** Denied (Withdrawn)

If "Other": Postponed 2/14, 3/14, 4/11, 5/9, 6/6, 7/5, 8/1, 8/15 **If "Other":**

Amendments: **Amendments:**

Withdrawn

Date of Legislative Appeal: **Effective Date of Ordinance:**