

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: 10-C-07-RZ **Related File Number:** 10-C-07-PA
Application Filed: 8/28/2007 **Date of Revision:**
Applicant: DAVID B. GIBSON

PROPERTY INFORMATION

General Location: Northwest side Mars Hill Rd., east side N. Gallaher View Rd., south of Middlebrook Pike
Other Parcel Info.:
Tax ID Number: 119 D D 003 **Jurisdiction:** City
Size of Tract: 3.59 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and garage
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 7 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR & STPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 645 Mars Hill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1E (Low Density Exclusive Residential), A-1 (General Agricultural) & F-1 (Floodway)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) & F-1 (Floodway) @ 7 dwelling units per acre
Previous Requests: 4-G-01-PA
Extension of Zone:
History of Zoning:

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 RP-1 (Planned Residential) and F-1 (Floodway) zoning.
APPROVE a density of up to 5.99 du/ac. (Applicant requested 7 du/ac).

Staff Recomm. (Full):

The recommended RP-1 zoning and density will give the applicant reasonable use of the property and keep the development more compatible with surrounding development and zoning. The recommended lower density is also consistent with the sector plan proposal for the property. The recommended density only represents a loss of 4 or less units from the requested density of 7 du/ac.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding residential development and zoning pattern and is consistent with the sector plan proposal for the site.
2. The recommended lesser density also takes into account the moderate to steep slopes in portions of the site, as well as the potential floodway limitations in the northern portion of the site.
3. 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.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the staff's recommended density, up to 21 dwelling units could be proposed on the subject property. The development of attached multidwelling residential units would add approximately 235 vehicle trips per day to the street system and about 5 school aged children to the school system. At the applicant's requested density, up to 25 dwelling units could be proposed on the subject property. The development of attached multidwelling residential units would add approximately 274 vehicle trips per day to the street system and about 6 school aged children to the school system.
3. The Cavet Station Greenway is located on the east side of N. Gallaher View Rd., adjacent to this site. The developer will be expected to work with the appropriate parks and recreation staff as development of this property occurs, in order to maintain this facility.
4. The northern portion of the site is zoned floodway since it is located within the floodplain of Sinking Creek. Development will be limited in this area and this area may not be counted toward density calculations for the overall development.
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 Northwest County Sector Plan, as amended by the Walker Springs/Mars Hill Road Corridor Study, proposes low density residential uses for the site, consistent with the staff's recommended RP-1 zoning and density.
2. With a plan amendment to MDR, the requested density of 7 du/ac would be consistent with the One Year Plan.
3. If approved at the requested density, this request may generate similar requests for medium density residential zoning and densities in the future on larger acreage nearby properties that are now developed with detached dwellings.

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: 10/11/2007

Details of MPC action:

Summary of MPC action: RP-1 (Planned Residential) and F-1 (Floodway) at a density up to 5.99 dwelling units per acre

Date of MPC Approval: 10/11/2007

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: 11/6/2007

Date of Legislative Action, Second Reading: 11/20/2007

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: