CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-D-06-RZ Related File Number: 10-B-06-PA

Application Filed: 8/22/2006 Date of Revision:

Applicant: KING PROPERTIES

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METROPOLITAN
PLANNING
COMMISSION
TENNESSEE
Suite 403 • City County Building
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0

F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

KNOXVILLE·KNOX COUNTY

PROPERTY INFORMATION

General Location: East side Dewine Rd., south of Ball Camp Pike

Other Parcel Info.:

Tax ID Number: 93 H C 025 Jurisdiction: City

Size of Tract: 4.5 acres

Accessibility:

Owner:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: 32 condominium units Density: 7.5 du/ac

Sector Plan: Northwest City Sector Plan Designation: MDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: 3242 Dewine Rd

Location:

Proposed Street Name:
Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) @ up to 5.99 du/ac

Former Zoning:

Requested Zoning: RP-1 (Planned Residential) @ up to 7.5 du/ac

Previous Requests: Property was zoned RP-1 in June 2006

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 up to 7.5 du/ac.

Staff Recomm. (Full): RP-1 zoning at the recommended density will allow infill development to occur on this undeveloped 4.5

acre parcel within the City limits of Knoxville, consistent with the sector plan proposal for the property.

Comments: A use on review development plan (7-A-06-UR) was approved for this site by MPC for 32 attached units

on July 13, 2006, with no opposition. However, that number of units requires that the RP-1 density be upped from the current 5.99 du/ac to 7.5 du/ac. There was a discrepancy on the reported acreage on the plan at that time. The plan was approved based on an assumed acreage of 5.5 acres, but the actual acreage is 4.5 acres. A copy of the approved development plan for 32 units is attached.

Approval of these requests will bring the zoning and One Year Plan into conformance with the approved

plan.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. RP-1 zoning at up to 7.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern, and is consistent with the sector plan.
- 2. A large tract of land to the east is zoned RP-1 and developed with Cross Creek Apartments.
- 3. The site has sole access to Dewine Rd., which is a minor collector street. Sight distance appears to be sufficient, but will need to be certified on the final plat.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve this site.
- 2. The development of the approved 32 single family attached dwellings will add approximately 288 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system.
- 3. 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. The RP-1 zone requires a 25 foot peripheral building setback, which was applied along all property lines on the approved development plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan proposes medium density residential use for this site, consistent with this proposal.
- 2. With the recommended amendment of the Knoxville One Year Plan to medium density residential uses for the site, the zoning and density are consistent with the plan.
- 3. This request may generate similar requests for RP-1 zoning in this area in the future, consistent with the low and medium density residential sector plan and One Year Plan proposals.

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) zoning.

APPROVE a density of up to 7.5 du/ac.

Date of MPC Approval: 10/12/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body:

Date of Legislative Action: 11/7/2006 Date of Legislative Action, Second Reading: 11/21/2006

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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