

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 11-G-18-RZ                      **Related File Number:**  
**Application Filed:** 10/1/2018              **Date of Revision:**  
**Applicant:** ELMINGTON CG, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side E. Young High Pike, northeast side Chapman Highway  
**Other Parcel Info.:**  
**Tax ID Number:** 109 O A 007                      **Jurisdiction:** City  
**Size of Tract:** 5.28 acres  
**Accessibility:** Access is via E. Young High Pike, a major collector street with 23' of pavement width within 35-45' of right-of-way, or Chapman Hwy., a major arterial street with 4 lanes and a center turning lane within 100' of right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached multi-dwelling residential, without condition                      **Density:** 30 du/ac  
**Sector Plan:** South City                      **Sector Plan Designation:** HDR (High Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located to the rear of commercial businesses on the east side of Chapman Hwy. This site and the businesses are currently zoned C-3. Other uses in the area include an AT&T facility, a post office, residential uses and a park, zoned C-3, O-1 and OS-2.

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

**Street:** 121 E Young High Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-2 (Planned Residential) with condition  
**Former Zoning:**  
**Requested Zoning:** RP-2 (Planned Residential)  
**Previous Requests:** 7-A-18-RZ: C-3 (General Commercial) to RP-2 (Planned Residential) with condition  
**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:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at the requested density of up to 30 du/ac, removing the previously approved condition of 7-A-18-RZ that stated that no access shall be permitted to Chapman Hwy.

Staff Recomm. (Full): This site is appropriate to be developed under RP-2 zoning at up to 30 du/ac without the condition of limited access to Chapman Highway, since an adjacent property owner has an access easement through the property to the intersection of E. Young High Pike and Chapman Highway. The required use on review for RP-2 will allow for design issues to be addressed through staff review and discussions between the Tennessee Department of Transportation (TDOT), City of Knoxville Engineering and MPC staff.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. RP-2 zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The RP-2 zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-2 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-2 is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommended RP-2 zoning is compatible with the surrounding land uses and zoning pattern.
2. RP-2 zoning does not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing major collector street with a traffic signal to access Chapman Hwy., a major arterial street, is adequate to handle the additional traffic generated by allowing high density residential uses on the site.
4. The RP-2 zoning at a density of up to 30 du/ac would allow for a maximum of 158 dwelling units to be proposed for the site. That number of attached, multi-dwelling units, as proposed, would add approximately 1440 vehicle trips per day to the street system and would add approximately 3 children under the age of 18 to the school system.
5. A traffic impact study has been submitted along with the development plan.
6. Staff recommends removing the condition that "no access shall be permitted to Chapman Highway,"

since the adjacent property owner has an access easement through the site to the intersection of E. Young High Pike and Chapman Highway.

7. The RP-2 zoning district stipulates that the amount of land set aside for permanent usable open space and recreational use shall be 15 percent of the gross developable area. Staff will expect that the development will include some recreational/open space to address this requirement.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. With the previously approved amendment to the City of Knoxville One Year Plan to high density residential (7-A-18-PA), RP-2 zoning continues to accurately reflect the zoning and future development of the site.
2. With the previously approved amendment to the South City Sector Plan to high density residential (7-A-18-SP), RP-2 zoning at the requested density is consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This recommended RP-2 zoning does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 11/8/2018

**Details of Action:**

**Summary of Action:** RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at the requested density of up to 30 du/ac, removing the previously approved condition of 7-A-18-RZ that stated that no access shall be permitted to Chapman Hwy.

**Date of Approval:** 11/8/2018 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knoxville City Council	<b>Date of Legislative Action, Second Reading:</b>	12/18/2018
<b>Date of Legislative Action:</b>	12/4/2018	<b>Other Ordinance Number References:</b>	0-192-2018
<b>Ordinance Number:</b>		<b>Disposition of Case, Second Reading:</b>	Approved
<b>Disposition of Case:</b>	Approved	<b>If "Other":</b>	
<b>If "Other":</b>		<b>Amendments:</b>	
<b>Amendments:</b>		<b>Effective Date of Ordinance:</b>	
<b>Date of Legislative Appeal:</b>			