

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: 11-T-05-RZ **Related File Number:**
Application Filed: 10/24/2005 **Date of Revision:**
Applicant: THE WOODLANDS OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North side Cherokee Trail, north of Candora Rd.
Other Parcel Info.:
Tax ID Number: 108 008 OTHER: PART OF 601 (MAP ON FILE.) **Jurisdiction:** City
Size of Tract: 82 acres
Accessibility: Access is via Cherokee Trail, a minor collector street with 20' to 21' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Condominiums **Density:** 1 to 3
Sector Plan: South City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is within a residential area of older homes and newer condo development zoned R-1, RA, R-1A, PR and RP-1.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: Property was denied RP-1 zoning in 2004
Extension of Zone: Yes
History of Zoning: Property was denied RP-1 zoning in 2004. (7-J-04-RZ)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE RP-1 (Planned Residential) zoning
APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full):

RP-1 zoning at the density of 1 to 3 dwellings per acre will allow development of the site that will be consistent with the surrounding development pattern. At the same time, however, the recommended zoning will be more appropriate in protecting the steep slopes, extensive vegetation and water resources associated with the property. The sector plan proposes low density residential use and slope protection for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The RP-1 zoning at the recommended density will allow development that will be compatible with the scale and intensity of the surrounding development and zoning pattern, but that also will be sensitive to property's environmental constraints that include large areas of steep slope and lake frontage. (See attached topographic analysis.)
2. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, building and parking layout and other development concerns can be addressed. The developer should pay particular attention to the physical constraints (areas for 25% and greater slope); environmental features of the property (extensive areas of tree cover); ridge line protection; the view shed from downtown Knoxville; and preservation of historic sites on the property. These issues may prohibit development of the site at the upper limit of the approved density and make a lesser density more appropriate.
3. The RP-1 zoning will allow development similar to surrounding uses that include single family housing, condos, and a business use.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area and would be extended to serve the site.
2. The RP-1 zoning at 1 to 3 dus/ac would allow consideration of a maximum of 246 units, would add approximately 2460 vehicle trips per day, add approximately 107 school aged persons to the area population. The proposal would allow consideration of development that would be compatible with the scale and intensity of other development and zoning in the area.
3. It has also been noted that the site may be the location of entrenchments and artifacts dating from the Civil War. With the submission of development plans for the property, the applicant must submit an inventory to confirm whether or not such entrenchments and artifacts are located on the property, and, if they are, how they will be protected. Please note the attached information submitted by the Civil War Roundtable and the Tennessee Civil War Preservation Association regarding historic locations located in the area and possibly on this site.
4. The developer will be expected to present a development plan that respects the site's existing topography and tree cover. Any site grading or disturbance should not be allowed until after a site plan has been approved by MPC.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The development of this 82 acres of land under RP-1 zoning at 1 to 3 dus/ac would be consistent with the slope protection and low density residential designation of this site and surrounding area and the South City and County Sector Plans.
2. The site is located within the Urban Growth Area (inside the city) of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. In recognition that the northern portion of the property near the river was identified as a greenway, the developer should work with the City's Parks and Recreation Department and Greenway Commission to set aside an area for a greenway trail and identify that greenway in the required site plan

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

Summary of MPC action: Approval of RP-1 (Planned Residential) at a density of up to 3 dwelling units per acre

Date of MPC Approval: 2/9/2006

Date of Denial:

Postponements: 11/10/2005-
1/12/2006

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 3/28/2006

Date of Legislative Action, Second Reading: 4/11/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 3/14/2006

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: