

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: 12-C-04-RZ **Related File Number:**
Application Filed: 11/5/2004 **Date of Revision:**
Applicant: HOMEPLACE APARTMENTS, L.P.
Owner:

PROPERTY INFORMATION

General Location: Northwest side W. Beaver Creek Dr., southwest of Central Avenue Pike
Other Parcel Info.:
Tax ID Number: 57 50, 50.01 **Jurisdiction:** County
Size of Tract: 17.25 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Senior housing, 32 units, 10 buildings **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** MDR (pending)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This site is located west of commercial businesses developed under CA zoning and east of rural residential uses that are zoned Industrial and Agricultural.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: MPC approved a sector plan amendment to MDR on 10/14/04 (10-A-04-SP).
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 5 dwellings per acre

Staff Recomm. (Full):

PR zoning at 1 to 5 dwellings per acre is consistent with surrounding residential development and zoning. The sector plan was amended to show this site for medium density residential uses on October 2004. (10-A-04-SP)

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at 1 to 5 du/ac. will allow consideration of a senior housing development that would be compatible with the scale and intensity of the surrounding residential and commercial development and RA, A, CA and Industrial zoning pattern.
2. PR zoning at 1 to 5 du/ac. will permit residential development of the property in a different manner than surrounding residential uses. PR zoning can also ensure that development concerns related to flooding and other issues, can be addressed through a development plan review process.
3. The site is within an area that is subject to flooding. Knox County Engineering and Public Works has identified a "no fill" area within the Beaver Creek watershed because of the flooding potential at this location.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The PR zoning would allow the applicant to propose 32 units of senior housing for this site, which will have considerably less school and traffic impact than single family housing.
3. PR zoning at 1 to 5 dwellings per acre will permit residential development that would be compatible with nearby residential uses and the scale and intensity of CA and Industrial zoning and commercial development in the area.
4. Flooding problems in the area will need to be addressed with any development proposal for this site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The PR zoning is consistent with the residential uses and RA zoning to the southwest, the commercial zoning and uses to the east of this site, and the Industrial zoning to the west.
2. The site is shown as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 12/9/2004

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval:

12/9/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

1/24/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: