

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-16-RZ **Related File Number:**
Application Filed: 10/1/2016 **Date of Revision:**
Applicant: CHRISTINE DUNCAN

PROPERTY INFORMATION

General Location: Northwest side Richmond Ave., northeast of Buick St.
Other Parcel Info.:
Tax ID Number: 94 H A 002-005, 006-015 **Jurisdiction:** City
Size of Tract: 2.68 acres
Accessibility: Access is via Richmond Ave., a local street with 18' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Pocket neighborhood of 11 small homes sharing use of 2 acres of woods and green space **Density:** 4.2 du/ac
Sector Plan: Central City **Sector Plan Designation:** TDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located within a low density residential area, zoned R-1A.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4.2 du/ac.

Staff Recomm. (Full): RP-1 zoning is consistent with the sector plan and One Year Plan proposals, and will allow uses compatible with the surrounding land uses and zoning pattern. RP-1 zoning will require MPC approval of a development plan as a use on review prior to any development of the site.

Comments: This rezoning was recommended for approval by MPC on December 8, 2016 at a density of 4 du/ac. By the time the request was scheduled for City Council consideration, the applicant discovered that the acreage was actually less than was initially thought, leading to the need for a slightly greater density to accommodate the proposed number of units. On Jan 31, 2017, City Council referred the matter back to MPC for consideration of the greater density. MPC staff maintains the recommendation for approval, as requested. On this same agenda, the applicant is also requesting use on review approval of a development plan for this subject property (3-C-17-UR).

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. This site, which is accessed from Richmond Ave., is currently zoned R-1A, which allows duplexes or detached development at about 4-5 du/ac. The requested RP-1 will not result in an increased number of dwelling units, but will allow those units to be clustered in the flatter portions of the site, allowing for preservation of vegetation and existing slopes where desirable. The recommended density of up to 4 du/ac is compatible with surrounding zoning and development.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposed and recommended zoning and density.
3. RP-1 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, traffic circulation, access, slope and stream protection, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

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

1. RP-1 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-1 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. RP-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Approval of RP-1 zoning at the recommended density will allow the applicant to submit a development plan with up to 12 dwelling units for MPC's consideration. If developed with detached residential uses, this would add approximately 147 vehicle trips per day to the street system and would add approximately 5 children under the age of 18 to the school system.

3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

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. The Central City Sector Plan proposes low density residential uses for this property, consistent with the proposed RP-1 zoning at up to 4 du/ac.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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.

Action: Approved **Meeting Date:** 3/9/2017

Details of Action:

Summary of Action: RP-1 (Planned Residential) zoning at a density up to 4.2 dwelling units per acre

Date of Approval: 3/9/2017 **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: 4/11/2017

Date of Legislative Action, Second Reading: 4/25/2017

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

1/31/2017 Referred back to MPC to look at density.

Date of Legislative Appeal:

Effective Date of Ordinance: