

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-I-06-RZ **Related File Number:**
Application Filed: 10/31/2006 **Date of Revision:**
Applicant: GARY KOONTZ
Owner:

PROPERTY INFORMATION

General Location: East side Jackson Rd., south of Windtree Ln., north of railroad tracks
Other Parcel Info.:
Tax ID Number: 92 M B 012, 012.02, 012.03 **Jurisdiction:** City
Size of Tract: 11.05 acres
Accessibility: Access is via Jackson Rd., a minor collector 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: Condominiums **Density:** 8 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Properties north of this site have been developed with residential uses under RP-1 and R-1 zoning. To the south, east and west are warehouses and other industrial businesses developed under I-2 and I-3 zoning.

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

Street: 1720 Jackson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) at 1 to 4 du/ac
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) at up to 8 du/ac
Previous Requests: Property was rezoned RP-1 at current density in 2004 (6-P-04-RZ).
Extension of Zone: Yes, extension of RP-1 from the north.
History of Zoning: Property was rezoned RP-1 @ 1-4 du/ac in 2004 (6-P-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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density of up to 8 du/ac.

Staff Recomm. (Full): RP-1 zoning at the requested density is consistent with the One Year Plan proposal for the property and is appropriate for this area, which contains a mix of residential, commercial and industrial uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the adjacent development and zoning pattern.
2. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.
3. RP-1 zoning at up to 8 du/ac is consistent with the One Year Plan designation for the site, which proposes low or medium density residential uses.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. At the recommended density, up to 88 dwelling units could be proposed on the subject property. If developed with attached dwellings, this would add approximately 792 vehicle trips per day to the street system and about 12 children under the age of 18 to the school system.
3. The site has sole access to Jackson Rd., which is a minor collector street. Sight distance appears to be sufficient, but will need to be certified on the final plat. There is a raised railroad crossing about 400' south of the site on Jackson Rd., which could be problematic.
4. The RP-1 zone requires a 25 foot periphery building setback. A landscaping buffer will be likely be required to be installed along the north, south and east sides, to screen and separate the development from the less intense residential uses and the more intense industrial uses which abut the subject site.
5. This proposal is compatible with the adjacent development and zoning and the impact on adjacent properties will be minimized through the use on review process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed uses, including low and medium density residential, for this site, consistent with this proposal.
2. The Northwest City Sector Plan proposes low density residential uses for the site, consistent with the current zoning of the site.
3. This request may generate similar requests for residential development in this area in the future, consistent with the sector plan and One Year Plan designations in the area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan and/or use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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 City of Knoxville Engineering and MPC staff.

MPC Action: Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

Summary of MPC action: RP-1 (Planned Residential) at a density up to 8 dwelling units per acre

Date of MPC Approval: 12/14/2006

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: 1/16/2007

Date of Legislative Action, Second Reading: 1/30/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: