

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-C-19-RZ **Related File Number:**
Application Filed: 1/8/2019 **Date of Revision:**
Applicant: JOHN G. MOORE III

PROPERTY INFORMATION

General Location: South of Deane Hill Dr. and Cheshire Dr.
Other Parcel Info.:
Tax ID Number: 120 E D 007 **Jurisdiction:** City
Size of Tract: 2.85 acres
Accessibility: Accessed via Deane Hill Dr., a major collector with 50' of right-of way and 20' of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: PUD - 14 condos **Density:** 5.9
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Single Family & Multi-Family Residential Neighborhood

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

Street: 7100 Deane Hill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests:
Extension of Zone: Yes - RP-1 to the east
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-1 (Planned Residential) zoning at a density up to 5.9 du/acre.

Staff Recomm. (Full):

The requested RP-1 (Planned Residential) zoning at a density of up to 5.9 du/ac is compatible with the area. RP-1 zone requires a public review of a development plan at a future Planning Commission meeting that will address site development issues such as access.

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. The surrounding properties located between Deane Hill Drive and the railroad line have been transitioning from R-1 to RP-1 zoning with a maximum density of up to 6 du/acre. This transition is likely due to population growth and demand for a mix of residential housing types in the area.
2. The proposed RP-1 up to 5.9 du/ac residential zoning is consistent with the development pattern of the surrounding area.
3. The RP-1 zone requires a development plan prior to construction. This will provide the opportunity for staff to review the plan and address issues such as topography, 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 a future Planning Commission meeting.

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 a development plan.

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. Public water and sanitary sewer utilities are available to serve the site.
2. A density of 5.9 du/acres on 2.85 acres would generate a maximum of 17 total units.
3. RP-1 zoning at 5.9 du/acres is equal to the surrounding development density and should have minimal impact on adjacent properties.
4. Aligning access for this development with Cheshire Drive has been requested by Knoxville-Knox County Planning staff to the applicant.

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 West City Sector Plan and City One Year Plan proposes LDR (Low Density Residential) which allows a maximum of 6 du/acre.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Action:

Approved

Meeting Date: 2/14/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density up to 5.9 du/acre.

Date of Approval: 2/14/2019

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: 3/12/2019

Date of Legislative Action, Second Reading: 3/26/2019

Ordinance Number:

Other Ordinance Number References: O-42-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: