

CASE SUMMARY

APPLICATION TYPE: REZONING

NORTHWEST CITY SECTOR PLAN AMENDMENT

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: 2-D-15-RZ **Related File Number:** 2-C-15-SP
Application Filed: 12/23/2014 **Date of Revision:**
Applicant: BARBARA HOOPER

PROPERTY INFORMATION

General Location: Northwest side Wilson Rd., southwest of Gap Rd.
Other Parcel Info.:
Tax ID Number: 80 E C 046 **Jurisdiction:** City
Size of Tract: 5.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Multi-dwelling attached development **Density:** 16 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 1519 Wilson Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) @ up to 5 du/ac
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) @ up to 16 du/ac
Previous Requests: 7-F-84-RZ and 12-A-85-PA
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

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.): DENY the request to increase the RP-1 (Planned Residential) density from 5 du/ac to 16 du/ac.

Staff Recomm. (Full): The property owner has reasonable use of the site under the current zoning and density. This site's current zoning is actually more intense than the surrounding properties that have access from Wilson Rd. The site is steeply sloped in the northern portion, which should be left undisturbed. If the units are appropriately clustered on the flatter portions of the site, it will result in the development appearing to be even more dense than the zoning density indicates.

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. Conditions have not changed in the area enough to warrant an increase in density on this site.
2. The requested density of 16 du/ac would not be compatible with the scale and intensity of the surrounding development and zoning pattern.
3. There is no justification for the required plan amendments to MDR that must be approved in order to consider the requested RP-1 zoning density increase.
4. The current RP-1 zoning and density allows reasonable use of the site for future development. Up to 27 residential units could be considered for the site currently.

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 if the density is increased for this site, the resulting future development would not be compatible with adjacent uses.
3. Based on the scale and intensity of surrounding development and zoning, the requested increase in density is not warranted.

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. The proposed density increase on the subject property would not be compatible with the surrounding land uses and zoning pattern along this particular segment of Wilson Rd.
2. The proposed density, if approved, would be 3 to 4 times as dense as the other properties that front along this section of Wilson Rd.
3. The approval of the requested density will allow the applicant to submit a development plan with up to 88 dwelling units for MPC's consideration, which, if developed with attached residential units, would add about 15 students to the school system and add about 851 trips to the street system. At the current recommended density, the applicant could submit a development plan with up to 27 dwelling units for MPC's consideration, which, if developed with attached residential units, would add about 5 students to the school system and add about 294 trips to the street system.
4. Staff recognizes that there is an apartment complex to the northeast of the site. However, that development is accessed from Wilson Rd. to the northeast, between Gap Rd. and Tillery Rd., which is much more intensely developed than the section of Wilson Rd. where the subject property is accessed.

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. With the proposed amendment to the Northwest City Sector Plan to medium density residential, the requested RP-1 zoning density would be consistent with the plan. However, staff is recommending denial of that request.
2. The City of Knoxville One Year Plan proposes MDR uses for the site, which is consistent with the requested density increase. However, the current zoning density of the property is within the LDR range of up to 6 du/ac for the City. If this request is denied, MPC staff will propose to change the One Year Plan designation for this site from MDR to LDR, consistent with its current zoning.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This proposal conflicts with the proposed land uses on the adopted sector plan. The current RP-1 zoning and density is consistent with the sector plan and allows reasonable use of the property for future development.

Action: Denied **Meeting Date:** 4/9/2015

Details of Action:

Summary of Action: DENY the request to increase the RP-1 (Planned Residential) density from 5 du/ac to 16 du/ac.

Date of Approval: **Date of Denial:** 4/9/2015 **Postponements:** 2/12/2015, 3/12/2015

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**