# **CASE SUMMARY**

#### APPLICATION TYPE: ANNEXATION REZONING

File Number: 3-D-12-RZ Related File Number:

Application Filed: 1/27/2012 Date of Revision:

Applicant: CITY OF KNOXVILLE



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

#### PROPERTY INFORMATION

General Location: Northwest side Washington Pike, southeast side McCampbell Dr., southwest of Mill Rd.

Other Parcel Info.:

Tax ID Number: 49 08802 & PT OF 08801 OTHER: MAP ON FILE AT MP Jurisdiction: City

Size of Tract: 110.54 acres

Access is via McCampbell Dr., a local street with 16' of pavement width within 50' of right-of-way.

There is also access from Washington Pike, a minor arterial street with 22' of pavement width within

70' of right-of-way.

#### **GENERAL LAND USE INFORMATION**

Existing Land Use: Multi-dwelling residential

**Surrounding Land Use:** 

Proposed Use: Multi-dwelling residential Density:

Sector Plan: North City Sector Plan Designation: LDR and HP

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is primarily developed with residential uses under RA, RB, R-2 and PR zoning. There is

some industrial (LI & I) zoning in the area. There are also commercial uses and zoning to the

southwest, zoned PC-1 and C-3.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: RB (General Residential) and PR (Planned Residential) @ 1-4 du/ac

Requested Zoning: R-2 (General Residential) and RP-1 (Planned Residential) @ 1-4 du/ac

Previous Requests: None noted

**Extension of Zone:** Yes, extension of R-2 from the southeast

**History of Zoning:** This property was rezoned from I to PR and then later from PR to RB in the 2000's

### PLAN INFORMATION (where applicable)

7/31/2012 01:25 PM Page 1 of 3

**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 up to 264 dwelling

units for developed area and RP-1 zoning at up to 5.5 du/ac, subject to 2 conditions, for remainder of

site. (See MPC staff recommendation map.)

Staff Recomm. (Full): The Hillside and Ridgetop Protection Plan (HRTP) has two provisions (attached) that allow for a 10

percent density bonus when a conservation easement is placed on an undisturbed, steep hillside or ridgetop portion of a parcel, and an additional 10 percent density bonus if public access is provided within that easement. Staff's base density recommendation would be 4.5 du/ac based on the slope analysis, but the conditional application of the 20% density bonus yields a density of up to 5.5 du/ac, which allows consideration of 93 additional dwelling units on the overall site. An aerial photo of the site is attached with the undisturbed, steep, forested portion of the site highlighted. If the applicant is not willing to place a publicly accessible conservation easement on this area, then the conditions may be omitted and staff recommends a density of 4.5 du/ac, which would be the recommended base density based on the slope analysis, without applying the density bonus provisions within the HRTP. The

recommended conditions are:

1. At the time of development plan approval, appropriate land within the highlighted area on the attached aerial photo shall be placed in a conservation easement or otherwise preserved in an

undisturbed condition.

2. At the time of development plan approval, a method for providing public access to the area shown as a conservation easement, such as a trail or greenway easement, shall be documented and shown

on the development plan.

The recommended RP-1 zoning with a dwelling unit maximum maintains zoning conformity for the existing development that has already occurred on site, an apartment complex with 264 units. The RP-1 zoning at up to 5.5 du/ac allows reasonable development for the rest of the site, while taking into

account the slope protection area designated on the sector plan.

**Comments:** The apartment complex on the site has 264 units. The recommended RP-1 with a cap of 264 units allows for this existing development to remain in conformance with the zoning ordinance. For the

undeveloped remainder of the site, staff has included the attached slope analysis, based on the criteria spelled out in the Knoxville-Knox County Hillside and Ridgetop Protection Plan. In applying the results to the density recommendations for different slope ranges, a density of about 4.5 du/ac is appropriate for this site, which would accommodate up to 420 additional dwelling units on the site, based on a total site acreage of about 93.34 acres. RP-1 zoning is the most comparable City zone to the previous PR zoning in the County. About 39 acres of the site was zoned PR at 1-4 du/ac. RP-1 is also comparable to the previous County RB zoning, except that it requires MPC approval of a site plan as a use on review. RB allows up to 12 du/ac with no use on review required. Because of the slope constraints of the site, a planned zoning district with a more limited density is warranted for this particular site. RP-1

zoning at either 4.5 or 5.5 du/ac is consistent with the sector plan proposal for the site.

A portion of parcel 88.01 was annexed previously and is currently zoned R-2. It may be in the property owner's best interest to request that portion to be rezoned RP-1 also, so that that area can be counted toward density, which would result in additional dwelling units that could be proposed for the site. Also, the entire parcel would have to be consolidated under RP-1 zoning in order to consider the entire site

for density calculations and development plan approval.

Action: Approved Meeting Date: 5/10/2012

**Details of Action:**1. At the time of development plan approval, appropriate land within the highlighted area on the attached aerial photo shall be placed in a conservation easement or otherwise preserved in an

7/31/2012 01:25 PM Page 2 of 3

undisturbed condition.

2. At the time of development plan approval, a method for providing public access to the area shown as a conservation easement, such as a trail or greenway easement, shall be documented and shown

on the development plan.

Summary of Action: RP-1 (Planned Residential) zoning at up to 264 dwelling units for developed area and RP-1 at up to

5.5 du/ac subject to 2 conditions for remainder of site

Date of Approval: 5/10/2012 Date of Denial: Postponements: 3/8/12-4/12/12

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/12/2012 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

7/31/2012 01:25 PM Page 3 of 3