

# CASE SUMMARY

**APPLICATION TYPE: ANNEXATION 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:** 3-E-12-RZ  
**Application Filed:** 1/27/2012  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side Washington Pike, southwest of Mill Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 PT OF 08801 OTHER: MAP ON FILE AT MPC **Jurisdiction:** City  
**Size of Tract:** 1.34 acres  
**Accessibility:** Access is via Washington Pike, a minor arterial street with 22' of pavement width within 70' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** 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:** RA (Low Density Residential) and RB (General Residential)  
**Requested Zoning:** R-2 (General Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-2 from the north  
**History of Zoning:** Property to north was rezoned R-2 after annexation into the City.

## 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 up to 5.5 du/ac subject to 2 conditions. (See attached staff recommendation map.)

**Staff Recomm. (Full):** The Hillside and Ridgetop Protection Plan (H RTP) 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 H RTP. 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 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. This site should be rezoned consistent with MPC's zoning and density recommendation on the larger, adjacent site that will be considered prior to this request (3-D-12-RZ).

**Comments:** This smaller site is a separated part of parcel 88.01. The City of Knoxville filed this rezoning separately from the rest of the site, because this portion is not contiguous to the rest of site. The previous, County RA zoning is comparable with the recommended RP-1 zoning at either 4.5 or 5.5 du/ac. 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 to the north of this site was annexed previously and is currently zoned R-2. It may be in the property owner's best interest to request that part of the site to be rezoned RP-1 also, so that it 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 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 5.5 du/ac subject to 2 conditions

**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

**Ordinance Number:**

**Disposition of Case:** Approved (Emergency)

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**