

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: 4-E-09-RZ **Related File Number:** 4-C-09-PA
Application Filed: 2/23/2009 **Date of Revision:**
Applicant: EASTERDAY ESTATES, LLC

PROPERTY INFORMATION

General Location: West side Sisk Rd., south of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 N A 011 **Jurisdiction:** City
Size of Tract: 9.34 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached condominiums **Density:** 14 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) @ 1-5 du/ac
Former Zoning:
Requested Zoning: RP-1 (Planned Residential) @ up to 14 du/ac
Previous Requests: 12-L-05-RZ
Extension of Zone:
History of Zoning:

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 zoning with an increased density of up to 5.99 du/ac, consistent with the recommended denial of the One Year plan amendment.

Staff Recomm. (Full):

RP-1 at the increased density of up to 5.99 du/ac is compatible with surrounding development and zoning and is consistent with the One Year and sector plan proposals for the property.

Comments:

REZONING REQUIREMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. Retaining the LDR designation at its maximum RP-1 density is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. No density of greater than 6 du/ac is present in the immediate area of the site, so the MDR plan designation is not warranted.
3. The recommended increase in density to 5.99 du/ac is consistent with the LDR plan designation and gives the applicant reasonable use of the property. The recommended density is the upper limit that can be considered under the current LDR designation.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The RP-1 zone, as described in the zoning ordinance, 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.
2. Based on the above general intent, this area is appropriate for RP-1 zoning at the recommended density.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site, although the systems were designed for the existing density, not necessarily for the requested density.
2. At the applicant's requested density of 14 du/ac, up to 130 dwelling units could be considered, which would generate 14 school aged children and add about 1,208 trips to the street system. At the staff's recommended density of 5.99 du/ac, up to 55 dwelling units could be considered, which would generate 6 school aged children and add about 557 trips to the street system.
3. At the staff's recommended density, this proposal should have no negative impact on adjacent properties.
4. In 2006, a use on review (8-G-06-UR) was approved for this property, allowing 46 attached residential condominiums. The requested density increase would likely lead to the submittal of a new development plan with more dwelling units for MPC's consideration.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan currently proposes low density residential uses for this site, consistent with the RP-1 zoning at the recommended density. If 6 or more du/ac are considered, it would not be consistent with the current sector plan.
2. Staff is recommending denial of the proposed One Year Plan amendment to MDR for this site. RP-1 zoning at the recommended density of 5.99 du/ac is consistent with the current plan designation and is the upper limit of allowable density under LDR.
3. A plan amendment to MDR would be necessary to consider a density of 6 du/ac or greater. If MDR was approved for this site, it could lead to future, similar requests in the area.

Action:

Approved

Meeting Date: 4/9/2009

Details of Action:

Summary of Action:

RP-1 zoning with an increased density of up to 5.99 dwelling units per acre

Date of Approval: 4/9/2009

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: 6/16/2009

Date of Legislative Action, Second Reading: 6/30/2009

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: