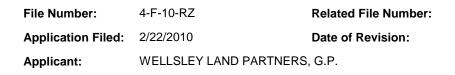
CASE SUMMARY

APPLICATION TYPE: REZONING





Knoxville, Tennessee 37902 865•215•2500 FAX•215•2068 www•knoxmpc•org

PROPERTY INFORMATION

General Location:	Northwest side Deane Hill Dr., southwest side Wellsley Park Rd.		
Other Parcel Info.:			
Tax ID Number:	120 F B 036.04	Jurisdiction:	City
Size of Tract:	19.76 acres		
Accessibility:	Access is via Wellsley Park Rd., a local street with 30' of pavement width within 50' of right-of-way, or Gleason Dr., a local street with 2 lanes and a center median within 90' of right-of-way.		

GENERAL LAND USE INFORMATION

Vacant land **Existing Land Use:**

Surrounding Land Use:			
Proposed Use:	Residential developm	nent	Density: 24 du/ac
Sector Plan:	West City	Sector Plan Designation:	Medium Density Residential
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is develope PC-1, R-1A and R-1		nedium and low density residential uses under RP-1,

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) at 24 du/ac and RP-1 at 6-14 du/ac
Former Zoning:	
Requested Zoning:	RP-1 (Planned Residential) at up to 24 du/ac
Previous Requests:	Property was redesignated MDR and rezoned RP-1 in 2000 (4-GG-00-RZ/4-I-00-PA)
Extension of Zone:	Yes, extension of RP-1 at 24 du/ac from the northern section of the site.
History of Zoning:	MPC approved the MDR plan designation and RP-1 zoning for the site in 2000 (4-G-00-RZ/4-I-00-PA).

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 a density of up to 24 du/ac and establish the entire site as one zoning district.
Staff Recomm. (Full):	RP-1 zoning at the recommended density is consistent with the One Year Plan and sector plan proposals for the site and is an extension of higher density residential development from the north. RP-1 will allow the opportunity for the review of development plans by MPC as a use on review.
Comments:	 NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY: RP-1 at the recommended density of up to 24 du/ac is compatible with the scale and intensity of the development and zoning pattern to the north and west and is consistent with proposed land use plans for the site. Up to 474 dwelling units could be proposed under the recommended zoning and density. A use on review development plan was approved by MPC for 299 independent living units and 72 assisted living bedrooms subject to the 10 conditions at the February 11, 2010 meeting (2-B-10-UR). One of the conditions of that approval read as follows: "Approval of the proposed layout by either designating the property as a single district with an overall density cap or changing the boundary lines between the two existing districts. If an amendment is not approved, a revised site plan would have to be approved that would comply with the density caps. This condition shall be met prior to the issuance of any building permits." This rezoning is needed for the already approved development plan to be built as approved. The recommended RP-1 zoning is the most appropriate zone for most new residential development, especially at this location. RP-1 zoning requires plan approval by MPC prior to development, staff will have the opportunity to review plans and require necessary revisions to maximize compatibility with surrounding uses, such as establishing landscape buffering along the periphery of the site. RP-1 zoning allows the flexibility to orient the development in such a way as to maximize the use of the parcel while providing open space and staying compatible with surrounding development and zoning. Under RP-1 zoning the development is approval of a development take the opportunity to locate structures so as to stay away from the environmentally sensitive and more sloped portino as a transitional use between the commercial uses to the north and west and the lower density residential

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.

		nmended density of up to 24 du/a		
	site. A traffic ir review approva	treets and schools would depend npact analysis was completed and al. The impact to schools is expec arily for senior citizens.	d implemented as part of the Feb	ruary 2010 use on
	3. The impact	of any future development on adja process, where MPC will have the		
		OF THE PROPOSAL TO ADOPT	-	
	1. The West City Sector Plan proposes medium density residential uses and hillside protection for the site, consistent with the proposal.			
	2. The City of Knoxville One Year Plan proposes medium density residential uses, consistent with the proposal.			
	3. Staff does not anticipate that approval of this request would lead to future requests for increased residential density in the area. This is the only vacant site in the immediate area and medium density residential development is not proposed to extend any further to the west than this site.			
	Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by the City of Knoxville Department of Engineering and MPC staff.			
Action:	Approved		Meeting Date:	4/8/2010
Details of Action:	RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 19 du/ac and establish the entire site as one zoning district.			
Summary of Action:	RP-1 (Planned Residential) at a density up to 19 dwelling units per acre and establish the entire site as one zoning district.			
Date of Approval:	4/8/2010	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to public	ation?: 🗌 Action Appealed?:	
	LEGIS	SLATIVE ACTION AND L	DISPOSITION	
Legislative Body:	Knoxville City Council			
Date of Legislative Action:	5/4/2010	Date of Leg	slative Action, Second Reading	g: 5/18/2010

Other Ordinance Number References:

Disposition of Case, Second Reading:

Effective Date of Ordinance:

If "Other":

Amendments:

Ordinance Number:	Ordinance	e Number:
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Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Approved

Approved