

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-F-10-RZ **Related File Number:**
Application Filed: 2/22/2010 **Date of Revision:**
Applicant: WELLSLEY LAND PARTNERS, G.P.

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

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **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 developed with a mix of commercial, medium and low density residential uses under RP-1, PC-1, R-1A and R-1 zoning.

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:

1. 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 is subject to the applicant obtaining approval of a zoning amendment that would allow 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.

2. 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 of the site. A development plan on this site was approved by MPC as a use on review on February 11, 2010 (2-B-10-UR). There was little to no opposition at the meeting. For any future proposed 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.

3. 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 developer will have the opportunity to locate structures so as to stay away from the environmentally sensitive and more sloped portions of the site.

4. Medium density residential development is appropriate at this location as a transitional use between the commercial uses to the north and west and the lower density residential uses to the south and east.

5. RP-1 zoning requires use on review approval of a development plan by MPC prior to any construction. This provides the opportunity for staff to review the plan and address issues such as traffic circulation, landscaping, layout, recreational amenities, open space, drainage, types of units and other potential development concerns. It also gives the opportunity for public comment at the MPC meeting.

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, open space for recreation, and provision for commercial, religious, education and cultural facilities which are integrated with the total project by unified architectural and open space treatment. New RP-1 zoning may be created to be developed specifically as a planned unit development.

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.

2. At the recommended density of up to 24 du/ac, up to 474 dwelling units could be considered. The impact to the streets and schools would depend on the type of development that is proposed for the site. A traffic impact analysis was completed and implemented as part of the February 2010 use on review approval. The impact to schools is expected to be very minimal, because the development is proposed primarily for senior citizens.
3. The impact of any future development on adjacent properties will be minimized through the required use on review process, where MPC will have the opportunity to review and consider approval of a development plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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 publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council	
Date of Legislative Action: 5/4/2010	Date of Legislative Action, Second Reading: 5/18/2010
Ordinance Number:	Other Ordinance Number References:
Disposition of Case: Approved	Disposition of Case, Second Reading: Approved
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: