

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-G-10-RZ **Related File Number:**
Application Filed: 3/1/2010 **Date of Revision:**
Applicant: BENCHMARK ASSOCIATES

PROPERTY INFORMATION

General Location: Northeast side Wallace Rd., northwest of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 133 K A 004.01 **Jurisdiction:** County
Size of Tract: 3.05 acres
Accessibility: Access is via Wallace Rd., a minor collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single residence
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR, HP and SP
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is developed with rural and low density residential uses under A, RA and PR zoning. There is an assisted living facility located to the southwest, zoned RP-1.

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

Street: 1308 Wallace Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR zoning from the southwest
History of Zoning: None noted

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 County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac, subject to 1 condition. (Applicant requested 5 du/ac.)

1. No additional clearing or grading of the site prior to use on review plan approval by MPC.

Staff Recomm. (Full): The recommended PR zoning and density recommendation with a condition is compatible with surrounding development and zoning, is consistent with the LDR plan designation, and will allow up to 6 dwelling units to be proposed for the site. The recommended lower density and zoning condition takes into account the topographic constraints of the site, while allowing reasonable use of the property. PR zoning is a preferable zone to RA for development of this site, because it allows clustering of units in the less-constrained portions of the site and requires use on review plan approval by MPC prior to construction.

Comments:

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

1. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.
2. The surrounding area is developed with low density residential uses. PR zoning, at the recommended density, is more compatible with the scale and intensity of the surrounding residential development and zoning pattern than the requested density of 5 du/ac.
3. Based on the attached slope analysis for the site, almost 23% of the site has slopes of greater than 25%, which should be protected. Additionally, the north side of the site has a blue-line stream which will likely be required to be buffered. Using the slope analysis, staff applied development policy 7.6 of the Knoxville-Knox County General Plan 2032, which addresses housing densities on sloped areas and along streams and rivers in making the recommendation for reduced density. If the recommended density is approved, staff would expect that the 6 proposed units would be proposed within the southern portion of the site, which is less topographically constrained. The stream along the north property line will likely require a 50 foot, no-build setback. The PR zone also requires a 35 foot periphery building setback along all property lines.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. PR zoning 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, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density of up to 2 du/ac on the 3.05 acres reported, up to 6 dwelling units could be proposed for the site. Developed with detached residential units, this would add approximately 78 trips to the street system and about 2 children to the school system. At the requested density of up to 5 du/ac, up to 15 dwelling units could be proposed for the site. Developed with detached residential units, this would add approximately 181 trips to the street system and about 6 children to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. The approval of these requests will allow the applicant to submit a development plan for MPC's consideration as a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan proposes low density residential uses for this property, consistent with PR zoning at either 2 or 5 du/ac.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request could lead to future requests for low density residential plan designations and PR zoning to the north along Wallace Rd., on properties currently zoned A or RA.

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 Knox County Engineering and MPC staff.

Action: Approved **Meeting Date:** 4/8/2010

Details of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3 du/ac, subject to 1 condition. (Applicant requested 5 du/ac.)
 1. No additional clearing or grading of the site prior to use on review plan approval by MPC.

Summary of Action: APPROVE PR (Planned Residential) zoning at a density of up to 3 dwelling units per acre subject to 1 condition.
 1. No additional clearing or grading of the site prior to use on review plan approval by MPC.

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:	Knox County Commission	Date of Legislative Action, Second Reading:
Date of Legislative Action:	5/24/2010	Other Ordinance Number References:
Ordinance Number:		Disposition of Case, Second Reading:
Disposition of Case:	Approved as Modified	If "Other":
If "Other":		Amendments:
Amendments:	Approved PR at density up to 3.7 du/ac	Effective Date of Ordinance:
Date of Legislative Appeal:		