

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-L-18-RZ

Related File Number:

Application Filed: 2/26/2018

Date of Revision:

Applicant: EAGLE CDI INC.

PROPERTY INFORMATION

General Location: Northeast side Ferd Hickey Rd., east of Piney Grove Church Rd.

Other Parcel Info.:

Tax ID Number: 106 B A 001

Jurisdiction: City

Size of Tract: 17.5 acres

Accessibility: Access is via Ferd Hickey Rd., a local street with 21' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House, outbuildings and vacant land

Surrounding Land Use:

Proposed Use: Detached residential development

Density: 5 du/ac

Sector Plan: Northwest County **Sector Plan Designation:** LDR w/ HP

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area is primarily developed with low to medium density residential uses under A-1, R-1 and RP-1 zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: RP-1 (Planned Residential)

Previous Requests: None noted

Extension of Zone: No

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 City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full):

RP-1 zoning at the recommended density is consistent with both the One Year Plan and sector plan proposals for the property, is compatible with surrounding development and zoning and the density is consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP).

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The recommended RP-1 zoning and density is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. Staff has recommended a decreased density because of the slope characteristics of the site. The majority of the site is identified as hillside protection area, so staff completed the attached slope analysis, map and calculations to determine an appropriate density for this site. With application of the residential density guidelines of the HRPP, the density should be limited to around 3.66 du/ac. Because of the nature of the surrounding development, with some medium density development, staff rounded the number up to 4 du/ac.
3. Ferd Hickey Rd. has adequate pavement width to provide access to low density residential uses.
4. The sector plan and the One Year Plan both propose low density residential uses for the property, consistent with the requested RP-1 zoning and density. The requested density of 5 du/ac is under the maximum allowable density of 6 du/ac under the low density residential plan designation with the City Limits of Knoxville.
5. The surrounding area is developed with low to medium density residential uses under various zoning districts, compatible with the proposed development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-1 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 RP-1 is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. RP-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Based on the calculated area of 15.59 acres, the approval of staff's recommended density of 4 du/ac will allow the applicant to submit a development plan with up to 61 dwelling units for MPC's consideration, which, if developed with detached residential units, would add 25 students to the school system and add 658 trips to the street system. At the requested density of 5 du/ac, the applicant may submit a development plan with up to 77 dwelling units for MPC's consideration, which, if developed with detached residential units, would add 32 students to the school system and add 815 trips to the street system. The difference in number of units between the staff recommended and the requested density is 16 dwelling units.
3. The property is located within the Parental Responsibility Zone, so sidewalks will be required on at

least one side of the street within the development and possibly along the frontage of Ferd Hickey Rd. If more than 750 trips would be generated by the proposed development, a traffic impact study will be required to be submitted along with development plans.

4. The RP-1 zoning district has a stipulation that at least 15% of the gross development area must be set aside for permanent usable open space or recreational uses. Staff will expect this to be addressed on the proposed development plan for the site.

5. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan and the Knoxville One Year Plan propose low density residential uses for this property, consistent with the proposed RP-1 zoning at a density of up to 5.99 du/ac.

2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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 Knoxville Engineering and MPC staff.

Action: Approved **Meeting Date:** 4/12/2018

Details of Action:

Summary of Action: RP-1 (Planned Residential) zoning at a density up to 4 dwelling units per acre

Date of Approval: 4/12/2018 **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: 6/5/2018

Date of Legislative Action, Second Reading: 7/17/2018

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Withdrawn

If "Other": Postponed until 6-5-18

If "Other": Postponed until 7-3-18, 7-17-18

Amendments:

Amendments:

Withdrawn by applicant

Date of Legislative Appeal:

Effective Date of Ordinance: