

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-T-06-RZ **Related File Number:**
Application Filed: 3/8/2006 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Deane Hill Dr., northeast of Winchester Dr.
Other Parcel Info.:
Tax ID Number: 120 E D 003, 004 **Jurisdiction:** City
Size of Tract: 6.69 acres
Accessibility: Access is via Deane Hill Dr., a major collector street with 19' of pavement width within 55' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwellings
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac
Sector Plan: West City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has established residences, zoned R-1 and RP-1, and new residential development to the north, zoned RP-1.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: RP-1 (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes, extension of RP-1 zoning from the northwest
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac.

Staff Recomm. (Full): RP-1 zoning at the requested density will allow this 6.69 acre site to be developed with infill development, consistent with the proposed use by the One Year Plan and sector plan. The requested zone requires use on review approval of development plans by MPC.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern, and is consistent with the One Year and sector plans.
2. A large tract of land to the north, across Deane Hill Dr., and two similar tracts to the east, on the same side of the street were rezoned RP-1 at similar densities for residential development within the last ten years. However, a similar site directly west of this property was denied RP-1 zoning in 1998. The RP-1 area immediately to the north, is not currently being developed at the allowable density of up to 5.9 du/ac.
3. The site has sole access to Deane Hill Dr., which is a major collector street. Sight distance appears to be sufficient, but will need to be certified on the development plans.
4. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.
2. At the recommended acreage and density, up to 33 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 330 vehicle trips per day to the street system and about 18 children under the age of 18 to the school system.
3. A natural drainageway traverses through the middle of the site along the existing lot line between the two parcels. The developer will be expected to meet all stormwater, drainage and other applicable requirements of the City of Knoxville Department of Engineering in developing the site.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The RP-1 zone requires a 25 foot peripheral building setback, which will apply along the south, east and west property lines. Staff may require a landscape buffer be installed within this periphery boundary, depending on the development plan layout and type of units proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and the Knoxville One Year Plan propose low density residential uses for the site, consistent with the proposal.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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 Engineering Department and MPC staff.

MPC Action: Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: Approval of RP-1 (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval: 4/13/2006

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: 5/9/2006

Date of Legislative Action, Second Reading: 5/23/2006

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: