

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: 5-C-12-RZ **Related File Number:**
Application Filed: 3/26/2012 **Date of Revision:**
Applicant: ALEX BOTEZAT

PROPERTY INFORMATION

General Location: Northeast side Zion Ln., northwest of Ball Rd.
Other Parcel Info.:
Tax ID Number: 91 042 **Jurisdiction:** County
Size of Tract: 3.35 acres
Accessibility: Access to the site is from Zion Ln., a local street with 15-16' of pavement width within 55' of right-of-way. Zion Ln. is a dead-end street that is accessed from Ball Camp Pike, a major collector street.

GENERAL LAND USE INFORMATION

Existing Land Use: Former nursing home (now vacant)
Surrounding Land Use:
Proposed Use: Assisted living facility **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural, rural and low density residential uses under A, RA, RB and PR zoning.

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

Street: 3430 Zion Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (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 County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full):

PR zoning at the recommended density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. Staff recommends a decreased density of 4 du/ac for greater compatibility with surrounding development. The highest PR density in the surrounding area is 4 du/ac.

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. This site, which is accessed from Zion Ln., is in the vicinity of other properties that are zoned PR at equal densities, as well as RA and RB zoned sites.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern, which includes low density residential development to the south, zoned PR at 1-4 du/ac. There is also a large tract of RB zoned land to the west of the, which permits any type of residential development at a density of up to 12 du/ac as a permitted use, with no plan approval requirement by MPC.
4. The site is appropriate to be developed under PR zoning at the recommended density within the LDR category. The site does not have significant slope or other environmental constraints.
5. 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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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.
3. The applicant proposes to develop an assisted living facility on the subject property, which may be considered by MPC as a use on review in the PR zoning district. For assisted living facilities, the assigned residential density is not applicable, as these facilities generally are not built with individual, stand-alone dwelling units, like in apartment development, but rather have of a certain number of beds or maximum occupancy, with shared residential amenities.

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. Public water and sanitary sewer utilities are available to serve the site.
2. At the requested density of up to 5 du/ac on the 3.35 acres reported, up to 16 dwelling units could be proposed for the site. If developed with the attached residential units, rather than the proposed assisted living facility, this would add approximately 184 trips to the street system and about 2 children

to the school system. At the recommended density of up to 4 du/ac, up to 13 dwelling units could be proposed for the site, which would add approximately 152 trips to the street system and about 2 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.

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 proposes low density residential uses for this property, consistent with PR zoning at up to 4 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 PR zoning, consistent with the sector plan's low density residential proposal for the area.

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 Knox County Engineering and MPC staff.

Action: Approved **Meeting Date:** 5/10/2012

Details of Action:

Summary of Action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 4 du/ac.

Date of Approval: 5/10/2012 **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: 6/25/2012 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**