

# 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

**File Number:** 5-D-09-RZ                      **Related File Number:**  
**Application Filed:** 3/30/2009              **Date of Revision:**  
**Applicant:** DELBERT E. & JANA W. MORGAN

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** Southeast end Holston Dr., north end George Bounds Rd., southwest side Holston River  
**Other Parcel Info.:**  
**Tax ID Number:** 71 002.07                      **Jurisdiction:** City  
**Size of Tract:** 8.05 acres  
**Accessibility:** Access is via Holston Dr., a local street with 18' of pavement width within 50' of right of way, or via George Bounds Rd., a local street with 25' of pavement width within 50' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                      **Density:** 4 du/ac  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area is developed with low density residential development under R-1 zoning.

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

**Street:** 5919 Meadowland Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**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.

**Staff Recomm. (Full):** RP-1 zoning at up to 4 du/ac is similar in density to what would be permitted under the R-1 zoning, but provides the flexibility to develop attached condominiums, rather than requiring individual lots for detached houses. RP-1 zoning also requires development plan approval by MPC as a use on review at a public meeting. The proposal is consistent with both the One Year Plan and sector plan.

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

1. RP-1 at a density of up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The requested RP-1 density is similar in intensity to what would be permitted under the current R-1 zoning for detached housing, as far as total number of dwelling units that could be developed.
3. The irregular shape of the site makes it more difficult to develop under R-1 zoning. RP-1 zoning allows the flexibility to orient the development in such a way as to maximize the use of the parcel and river frontage, 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 portions of the site.
4. RP-1 zoning requires use on review approval of a development plan by MPC prior to any construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, open space, drainage, types of units and other potential development concerns. It will also give 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 requested density of 4 du/ac, up to 32 dwelling units could be considered, which would generate 3 school aged children and add about 343 trips to the street system.
3. This proposal should have a minimal impact on adjacent properties, as the number of potential dwelling units that could be built is relatively unchanged with the change from the current R-1 zoning.

### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and the City of Knoxville One Year Plan both propose low density residential uses for this site, consistent with the proposal.
2. Approval of this request could lead to future requests for RP-1 zoning on other larger parcels in the area. As long as the proposed density is under 6 du/ac, the request would be consistent with the sector plan and One Year Plan proposals for low density residential uses.

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 as Modified **Meeting Date:** 7/9/2009  
**Details of Action:** RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac, subject to the 9 conditions as specified in the attached letter from Town Hall East, Inc. dated June 30, 2009.  
**Summary of Action:** RP-1 (Planned Residential) at a density of up to 4 dwelling units per acre, subject to the 9 conditions as specified in the attached letter from Town Hall East, Inc. dated June 30, 2009,  
**Date of Approval:** 7/9/2009 **Date of Denial:** **Postponements:** 5/14/09-6/11/09  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council  
**Date of Legislative Action:** 8/11/2009 **Date of Legislative Action, Second Reading:** 8/25/2009  
**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:**