

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-E-09-RZ **Related File Number:** 5-B-09-SP
Application Filed: 4/1/2009 **Date of Revision:**
Applicant: WELLS CREEK, LLC

PROPERTY INFORMATION

General Location: South side W. Gov. John Sevier Hwy., east of Winkle Ln., north of Tipton Station Rd.
Other Parcel Info.:
Tax ID Number: 137 02201,02202,02203,031 **OTHER:** PART OF 03101. **Jurisdiction:** County
Size of Tract: 21.93 acres
Accessibility: Access is via Gov. John Sevier Hwy., a three lane major arterial street with a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Apartments **Density:** 9 du/ac
Sector Plan: South County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ up to 5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ up to 9 du/ac
Previous Requests:
Extension of Zone:
History of Zoning:

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: Ken Pruitt

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 9 du/ac. (The current zoning is PR @ 5 du/ac.)

Staff Recomm. (Full): This increase in density is consistent with other residential development in the area that includes attached condominiums on the north side of Gov. John Sevier Hwy. within PR zoning at up to 8 dwelling units per acre. The requested increase in density will allow appropriate higher density development on a site with direct access to a major arterial street, served with adequate utilities to handle the demand, and located within the defined Planned Growth area of the Knoxville, Farragut, Knox County Growth Policy Plan.

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. The PR zone is the most appropriate zone for any type of large scale residential development in the County.
2. The surrounding area is developed with residential uses of various densities and zones. This proposal, at the recommended density, is compatible with the scale and intensity of the surrounding development and zoning pattern.

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 proposed development.

THE EFFECTS OF THIS PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. At the proposed density of 9 du/ac, up to 197 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 1,073 trips to the street system and about 21 children to the school system. If the development plan proposes enough units to generate more than 750 daily trips, a traffic study will be required to be submitted and reviewed along with the development plan.
- 3. PR zoning at up to 9 du/ac will allow consideration of more flexible development alternatives with an overall density that respects the surrounding development pattern. The recommendation gives the applicant the opportunity to submit a plan for up to 197 dwelling units, which could be clustered on the site. A rezoning application for greater density would be required for consideration of more dwelling units in the future.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The South County Sector Plan proposes low density residential uses for the site, consistent with the recommended zoning and density. If the sector plan is amended to MDR as requested, a PR density of up to 9 du/ac could be considered.
- 2. The site is located within the Planned Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request may lead to future rezoning requests for low to medium density residential

development in the immediate area, especially on A zoned properties. The sector plan proposes low density residential and medium density residential uses for most of the surrounding area.

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.

MPC Action: Approved **MPC Meeting Date:** 5/14/2009
Details of MPC action: RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 7.5 du/ac. (The current zoning is PR @ 5 du/ac.)
Summary of MPC action: Recommend the Knox County Commission Approve PR (Planned Residential) at a density up to 7.5 dwelling units per acre
Date of MPC Approval: 5/14/2009 **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: 6/22/2009 **Date of Legislative Action, Second Reading:**
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Denied **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**