

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-U-06-RZ **Related File Number:**
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: KING PROPERTIES & DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: East side Dewine Rd., north of Fleetwood Dr.
Other Parcel Info.:
Tax ID Number: 93 H C 025 **Jurisdiction:** City
Size of Tract: 5.5 acres
Accessibility: Access is via Dewine Rd., a minor collector street with 21' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family condominiums **Density:** 5.99 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Single and multi-family residential uses are located adjacent to this site, zoned R-1 and RP-1. Two churches and the Helen Ross McNabb Center are located to the north of the site along Ball Camp Pike, zoned O-1.

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

Street: 3242 Dewine Rd
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 from the east
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 5.9 du/ac.

Staff Recomm. (Full): RP-1 zoning at the recommended density is consistent with the One Year and sector plan proposals for the site and compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at up to 5.9 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 east is zoned RP-1 and developed with Cross Creek Apartments.
3. The site has sole access to Dewine Rd., which is a minor collector street. Sight distance appears to be sufficient, but will need to be certified on the development plans. It would be preferable if access to this site could be provided through the Cross Creek development to Western Ave. This issue may be raised at the use on review stage.
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 32 dwelling units could be proposed for the overall development. The development of single family attached dwellings would add approximately 288 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system.
3. 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 north, south 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 Northwest City Sector Plan proposes medium density residential use for this site, which is more intense than the proposal.
2. The Knoxville One Year Plan proposes low density residential uses for the site, consistent with the density proposal.
3. This request may generate similar requests for RP-1 zoning in this area in the future, consistent with the low and medium density residential sector plan and One Year Plan proposals.

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: 5/11/2006

Details of MPC action:

Summary of MPC action: RP-1 (Planned Residential) at a density of up to 5.9 dwelling units per acre

Date of MPC Approval: 5/11/2006

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: 6/6/2006

Date of Legislative Action, Second Reading: 6/20/2006

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: