

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: 6-I-18-RZ
Application Filed: 4/27/2018
Applicant: TEKCO, LLC

Related File Number:
Date of Revision: 5/15/2018

PROPERTY INFORMATION

General Location: West side Pleasant Ridge Rd., north of Sanderson Rd.
Other Parcel Info.:
Tax ID Number: 80 M A 001 **Jurisdiction:** City
Size of Tract: 6.82 acres
Accessibility: Access is via Pleasant Ridge Rd., a minor arterial street with 25' of pavement width within 50-150' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential development **Density:** 24 du/ac
Sector Plan: Central City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed primarily with low to medium density residential uses under R-1 and RP-1 zoning.

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

Street: 4109 Pleasant Ridge Rd
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: Yes, extension of RP-1 zoning from the east
History of Zoning: None noted for this site

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 24 du/ac, subject to one condition.

Staff Recomm. (Full):

1. The existing treeline along the interstate and along Pleasant Ridge Rd. must be maintained, and a vegetative, evergreen landscaping screen must be installed along the southern property line adjacent to the detached subdivision to the south.

With the recommended condition, this proposal is appropriate for this site. The RP-1 zoning and density are consistent with the adopted plan proposals of medium density residential for the site. The site is relatively flat and has direct access to a minor arterial street and is in the vicinity of other attached multi-dwelling development under RP-1 zoning. This site is appropriate for the maximum density permitted under the MDR plan designation.

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 has access from Pleasant Ridge Rd., a minor arterial street that is adequate to handle the additional trips that would be generated by this development.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is either proposed for medium density residential uses on the applicable plans, consistent with the proposed and recommended zoning and density.
3. RP-1 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, traffic circulation, access, slope and stream protection, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. RP-1 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 RP-1 is the most appropriate zone for this development.

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. RP-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. Approval of RP-1 zoning at the recommended density will allow the applicant to submit a development plan with up to 163 dwelling units for MPC's consideration. If developed with attached multi-dwelling residential uses, this would add approximately 1480 vehicle trips per day to the street system and would add approximately 3 children under the age of 18 to the school system.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with the scale and intensity of the surrounding zoning and development in the immediate area.

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. Both the One Year Plan and the Central City Sector Plan propose MDR uses for this site, consistent with the proposed zoning and density.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

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 Knoxville Engineering and MPC staff.

Action: Approved **Meeting Date:** 6/14/2018

Details of Action: 1. The existing treeline along the interstate and along Pleasant Ridge Rd. must be maintained, and a vegetative, evergreen landscaping screen must be installed along the southern property line adjacent to the detached subdivision to the south.

Summary of Action: RP-1 (Planned Residential) zoning at a density up to 24 dwelling units per acre, subject to one condition.

Date of Approval: 6/14/2018 **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: 7/17/2018 **Date of Legislative Action, Second Reading:** 7/31/2018

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:**