

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**ONE YEAR PLAN AMENDMENT**



**File Number:** 7-A-18-RZ      **Related File Number:** 7-A-18-PA  
**Application Filed:** 4/25/2018      **Date of Revision:**  
**Applicant:** ELMINGTON CG, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side E. Young High Pike, northeast side Chapman Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 109 O A 007      **Jurisdiction:** City  
**Size of Tract:** 5.28 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached multi-dwelling residential      **Density:** 30 du/ac  
**Sector Plan:** South City      **Sector Plan Designation:** MU-SD (SC-5)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 121 E Young High Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-3 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** RP-2 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU-SD (Mixed Use Special District) (SC-5)  
**Requested Plan Category:** HDR (High Density Residential)

## **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.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE RP-2 (Planned Residential) zoning at the requested density of up to 30 du/ac, subject to one condition.

Staff Recomm. (Full): 1. No access shall be permitted to Chapman Hwy.

With the recommended condition, this site is appropriate to be developed under RP-2 zoning at up to 30 du/ac. The property is currently zoned C-3, which is more intense than the requested zoning and allows for any number of commercial uses, with no review required by MPC. The recommended rezoning will prevent further, unnecessary commercial development in the area and allow compatible infill development at an appropriate location.

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. RP-2 zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The current C-3 zoning would allow additional commercial development on the site that does not appear to be needed along Chapman Hwy., considering the amount of unused commercial property in the area.
3. The RP-2 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. RP-2 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-2 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. The recommended RP-2 zoning is compatible with the surrounding land uses and zoning pattern.
2. RP-2 zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing major collector street with a traffic signal to access Chapman Hwy., a major arterial street, is adequate to handle the additional traffic generated by allowing high density residential uses on the site.
4. The proposed RP-2 zoning at a density of up to 30 du/ac would allow for a maximum of 158 dwelling units to be proposed for the site. That number of attached, multi-dwelling units, as proposed, would add approximately 1440 vehicle trips per day to the street system and would add approximately 3 children under the age of 18 to the school system.
5. A traffic impact study will be required to be submitted along with the development plan if the proposed development is projected to generate 750 trips per day or more, which appears likely.
6. Staff has recommended no access to the development directly from Chapman Hwy. The site also

has access to E. Young High Pike, which has the benefit of a traffic signal to get onto Chapman Hwy. With the number of units that will be possible if this rezoning is approved, it is preferable for that additional traffic to access Chapman Hwy. via the existing traffic signal. An additional curbcut to Chapman Hwy. is undesirable, considering the number of units possible and considering the number of individual curbcuts that are already located along Chapman Hwy. Staff may request two access points to the site, because of the number of units, which may exceed 150. This would be possible, since the site has access to E. Young High Pike at two separate locations.

7. The RP-2 zoning district stipulates that the amount of land set aside for permanent usable open space and recreational use shall be 15 percent of the gross developable area. Staff will expect that the development will include some recreational/open space to address this requirement.

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. With the recommended amendment to the City of Knoxville One Year Plan to high density residential on the accompanying application (7-A-18-PA), RP-2 zoning will accurately reflect the zoning and future development of the site.

2. With the recommended amendment to the South City Sector Plan to high density residential on the accompanying application (7-A-18-SP), RP-2 zoning at the requested density would be consistent with the plan.

3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

4. This recommended RP-2 zoning does not present any apparent conflicts with any other adopted plans.

**Action:** Approved

**Meeting Date:** 7/12/2018

**Details of Action:** 1. No access shall be permitted to Chapman Hwy.

**Summary of Action:** RP-2 (Planned Residential) zoning at the requested density of up to 30 du/ac, subject to one condition.

**Date of Approval:** 7/12/2018

**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:** 8/14/2018

**Date of Legislative Action, Second Reading:** 8/28/2018

**Ordinance Number:**

**Other Ordinance Number References:** O-123-2018

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**