

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: 7-I-08-RZ **Related File Number:**
Application Filed: 6/2/2008 **Date of Revision:**
Applicant: TODD KENNEDY

PROPERTY INFORMATION

General Location: Northeast side Cherokee Trl., northwest of Edington Rd.
Other Parcel Info.:
Tax ID Number: 108 006.01 **Jurisdiction:** City
Size of Tract: 9.68 acres
Accessibility: Access is via Cherokee Trail, a two lane, minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: House and outbuildings
Surrounding Land Use:
Proposed Use: Cottage homes **Density:** 4 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is in an area of developing multi-family uses occurring under RP-1 and PR zones.

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

Street: 1217 Cherokee Trl
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
History of Zoning: None noted for this site, but adjoining property has been rezoned to RP-1

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.):

APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density up to 2.5 du/ac. (Applicant requests 4 du/ac.)

Staff Recomm. (Full):

RP-1 zoning of this site at up to 2.5 du/ac. is consistent with the topographic constraints of the property (See attached slope analysis.) although other nearby RP-1 and PR rezoning have been approved to higher densities as requested by the applicant. The adopted South City Sector Plan and One Year Plan recommend LDR and SLPA, and LDR with a maximum density up to 5.9 du/ac for the LDR area.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The RP-1 zoning at 2.5 du/ac. will allow development that will be compatible with the scale and intensity of the surrounding development and zoning pattern, but that also will be sensitive to the property's environmental constraints.
2. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, building and parking layout and other development concerns can be addressed.
3. The RP-1 zoning will allow development similar to surrounding uses that include apartments, single family housing, condos, and a business use,

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area and would be extended to serve the site.
2. The RP-1 zoning would allow development that would be compatible with the scale and intensity of other development and zoning in the area.
3. The MPC staff recommendation of 2.5 dwelling units per acre is consistent with the previous staff recommendation made for the adjoining property to the east on the north side of Cherokee Trail.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The development of this 9-acre site under RP-1 zoning at 2.5 du/ per acre is consistent with the low density residential designation of the South City and County Sector Plans for this area.
2. The site is located within the Urban Growth (Inside city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan,

MPC Action:

Approved as Modified

MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action:

RP-1 (Planned Residential) at a density up to 3.5 dwelling units per acre with a maximum of 80 bedrooms total

Date of MPC Approval:

7/10/2008

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:

8/12/2008

Date of Legislative Action, Second Reading: 9/9/2008

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: