

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: 8-H-10-RZ **Related File Number:** 8-D-10-SP
Application Filed: 6/28/2010 **Date of Revision:**
Applicant: PEBBLESTONE CONDOMINIUMS HOA

PROPERTY INFORMATION

General Location: Southwest side Murphy Rd., southeast of Tazewell Pike
Other Parcel Info.:
Tax ID Number: 49 C E 001 **Jurisdiction:** County
Size of Tract: 10.59 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Condominiums
Surrounding Land Use:
Proposed Use: Condominiums - planned unit development **Density:** 7 du/ac
Sector Plan: North City **Sector Plan Designation:** Low Density Residential and Hillside Protection
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 5940 Pebble Run Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: A similar application was withdrawn in 2005 (1-BB-05-RZ).
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:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 7 du/ac.

Staff Recomm. (Full):

The recommended PR zoning and density recommendation is appropriate for this location that has direct access to a major collector street, is located in the Urban Growth Area of Knoxville, and would allow the proposed, attached residential units to be placed on individual lots with zero lot lines.

Comments:

REZONING REQUIREMENTS:

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.
2. The surrounding area is developed with low density residential uses. PR zoning, at the recommended density, is compatible with the scale and intensity of the surrounding development and zoning pattern. The site is located near a major intersection and has access from a major collector street.
3. PR zoning at the recommended density, based on the reported acreage, will accommodate up to 74 units, while allowing the opportunity to place each unit on an individual lot, subject to concept plan/use on review approval by MPC. The developer has already made application for a concept plan/use on review and was advised by staff that a rezoning to PR would be required in order for MPC to consider the plan. The use on review and concept plan are also on this MPC agenda (7-SB-10-C/8-H-10-UR). The development plan proposes 69 units on 39 lots, which includes the units already constructed. The dwelling units are proposed to be a combination of attached and detached.

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 development.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the recommended density of up to 7 du/ac on the 10.59 acres reported, up to 74 dwelling units could be proposed for the site. Developed with attached residential units, this would add approximately 728 trips to the street system and about 11 children to the school system.
3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. The approval of these requests will allow the applicant to submit plan for MPC's consideration to place each unit on an individual lot.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the recommended amendment to MDR, the PR zoning at the recommended density is consistent with the North City Sector Plan.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved **Meeting Date:** 8/12/2010

Details of Action:

Summary of Action: APPROVE PR (Planned Residential) zoning at a density up to 7 dwelling units per acre

Date of Approval: 8/12/2010 **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: 9/27/2010

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: