CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 9-C-15-RZ Related File Number:

Application Filed: 7/27/2015 **Date of Revision:**

Applicant: JOHN KING



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side Bob Kirby Rd., southwest of Middlebrook Pike

Other Parcel Info.:

Tax ID Number: 104 20908 Jurisdiction: County

Size of Tract: 5 acres

Access ibility: Access is via Bob Kirby Rd., a minor collector street with 18' of pavement width within 60' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Attached residential development and personal storage units Density: 10 du/ac

Sector Plan: Northwest County Sector Plan Designation: MDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: With the exception of the commercial strip center and grocery store to the west, at its intersection with

Middlebrook Pike, Bob Kirby Rd. is developed with residential uses under A, RA and PR zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: Yes, extension of PR from the north and west

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 10 du/ac.

Staff Recomm. (Full): PR zoning at the requested density is consistent with the sector plan designation and will allow uses

compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so is appropriate for development at density allowed within the MDR sector plan designation. MDR uses are appropriate as a transition between commercial uses to the east and

low density residential uses to the west.

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 is accessed from Bob Kirby Rd., a minor collector street, and is adjacent to an established commercial node at the intersection of Bob Kirby Rd. and Middlebrook Pike.
- 2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for medium density residential uses on the sector plan, consistent with the proposal.
- 3. The proposed medium density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern. MDR uses at this location would create an appropriate transitional use between the established commercial uses to the east and the low density residential zoning to the west.
- 4. The site is appropriate to be developed under PR zoning within the MDR density range. The site does not have significant slope or other environmental constraints, and has access to a minor collector street
- 5. 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.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE 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 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. At the requested density of up to 10 du/ac on the 5 acres reported, up to 50 dwelling units could be proposed for the site. If developed with attached multi-dwelling residential units, this would add approximately 512 trips to the street system and about 12 children to the school system.
- 2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
- 3. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE

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GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The Northwest County Sector Plan proposes medium density residential uses for this property, consistent with the requested PR zoning at up to 10 du/ac.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request does not appear to violate policies of 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 Knox County Engineering and MPC staff.

Action: Approved Meeting Date: 9/10/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve PR (Planned Residential) zoning at a density

up to 10 dwelling units per acre

Date of Approval: 9/10/2015 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: 10/26/2015 Date of Legislative Action, Second Reading: 11/16/2015

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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