

▶ **FILE #:** 4-T-06-RZ

AGENDA ITEM #: 76

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** **S & E PROPERTIES**
 OWNER(S): GILBERTSON JOHN M
 S & E PROPERTIES LLC

TAX ID NUMBER: 120 E D 003, 004

JURISDICTION: City Council District 2

▶ **LOCATION:** **Southeast side Deane Hill Dr., northeast of Winchester Dr.**

▶ **APPX. SIZE OF TRACT:** **6.69 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 19' of pavement width within 55' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** **R-1 (Single Family Residential)**

▶ **ZONING REQUESTED:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Single family dwellings**

▶ **PROPOSED USE:** **Residential development**

DENSITY PROPOSED: **5 du/ac**

EXTENSION OF ZONE: Yes, extension of RP-1 zoning from the northwest

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Deane Hill Dr. - Residential subdivision under development, drainage feature / RP-1 (Planned Residential) @ 1-5.9 du/ac

South: Railroad right of way - Dwellings / R-1 (Single Family Residential)

East: Dwelling / R-1 (Single Family Residential)

West: Dwelling / R-1 (Single Family Residential)

NEIGHBORHOOD CONTEXT: This area has established residences, zoned R-1 and RP-1, and new residential development to the north, zoned RP-1.

STAFF RECOMMENDATION:

▶ **APPROVE RP-1 (Planned Residential) zoning.**
APPROVE a density of up to 5 du/ac.

RP-1 zoning at the requested density will allow this 6.69 acre site to be developed with infill development, consistent with the proposed use by the One Year Plan and sector plan. The requested zone requires use on review approval of development plans by MPC.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern, and is consistent with the One Year and sector plans.
2. A large tract of land to the north, across Deane Hill Dr., and two similar tracts to the east, on the same side

of the street were rezoned RP-1 at similar densities for residential development within the last ten years. However, a similar site directly west of this property was denied RP-1 zoning in 1998. The RP-1 area immediately to the north, is not currently being developed at the allowable density of up to 5.9 du/ac.

3. The site has sole access to Deane Hill Dr., which is a major collector street. Sight distance appears to be sufficient, but will need to be certified on the development plans.
4. RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

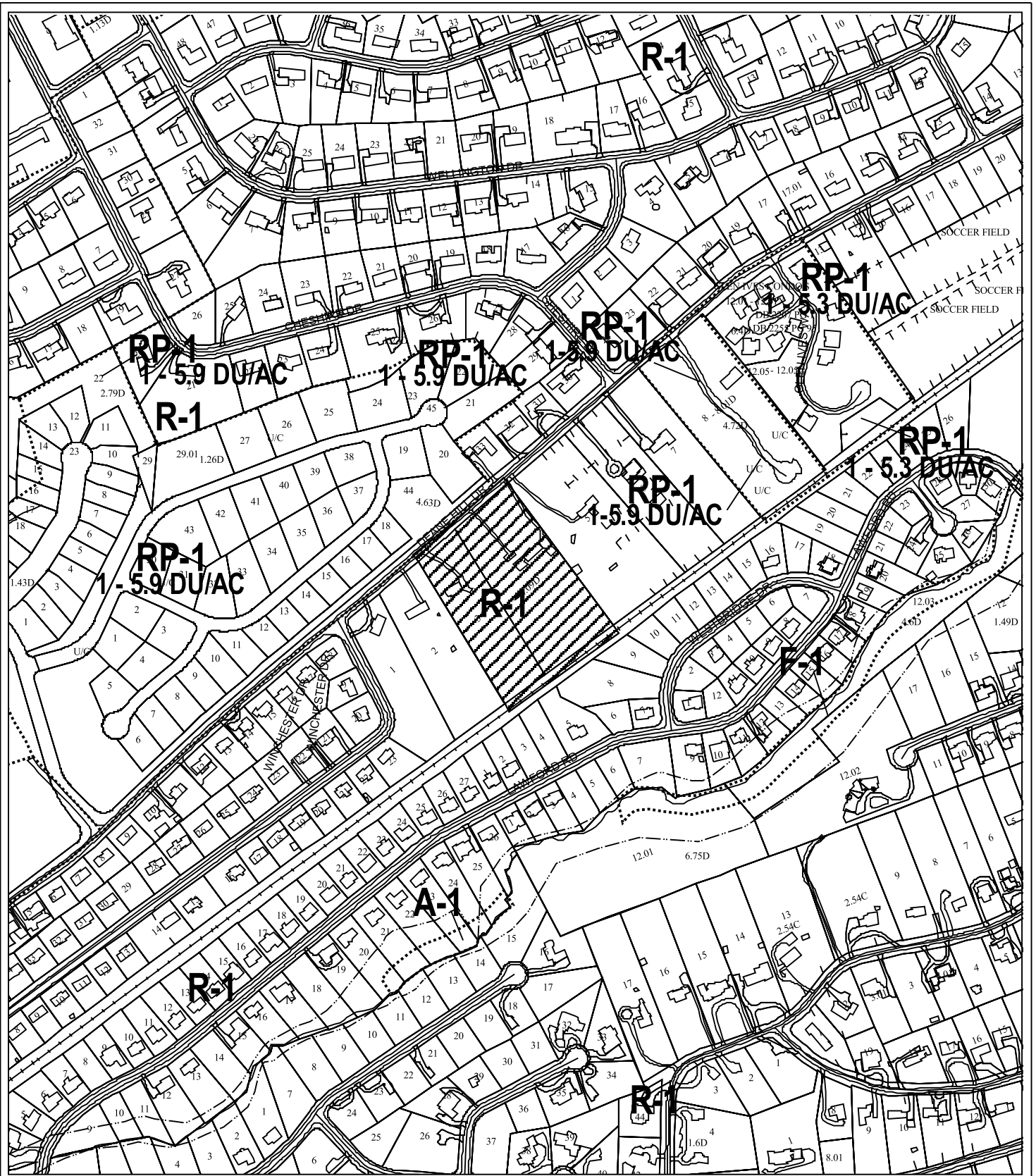
1. Public water and sewer utilities are available to serve this site.
2. At the recommended acreage and density, up to 33 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 330 vehicle trips per day to the street system and about 18 children under the age of 18 to the school system.
3. A natural drainageway traverses through the middle of the site along the existing lot line between the two parcels. The developer will be expected to meet all stormwater, drainage and other applicable requirements of the City of Knoxville Department of Engineering in developing the site.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The RP-1 zone requires a 25 foot peripheral building setback, which will apply along the south, east and west property lines. Staff may require a landscape buffer be installed within this periphery boundary, depending on the development plan layout and type of units proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan and the Knoxville One Year Plan propose low density residential uses for the site, consistent with the proposal.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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 the City of Knoxville Engineering Department and MPC staff.

If approved, this item will be forwarded to Knoxville City Council for action on 5/9/2006 and 5/23/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-T-06-RZ
REZONING**

Petitioner: S & E Properties

Map No: 120

Jurisdiction: City



From: R-1 (Single Family Residential)
To: RP-1 (Planned Residential District)

Original Print Date: 03/23/06 Revised: 03/30/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

