

▶ **FILE #:** 8-R-06-RZ

AGENDA ITEM #: 95

AGENDA DATE: 8/10/2006

▶ **APPLICANT:** FINE CONSTRUCTION

OWNER(S): MARY LAMB

TAX ID NUMBER: 68 J B 003,004

JURISDICTION: City Council District 5

▶ **LOCATION:** Southeast side Murray Dr., northeast of Bill Murray Ln.

▶ **APPX. SIZE OF TRACT:** 2.2 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Murray Dr., a major collector street with 20' of pavement width within a 40' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

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

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

▶ **EXISTING LAND USE:** Vacant structures

▶ **PROPOSED USE:** Single family houses

DENSITY PROPOSED: 6 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but the adjacent property was rezoned to RP-1 in the 1980's.

SURROUNDING LAND USE AND ZONING: North: Residences / LDR/A Agricultural
 South: Residences and commercial R-1, RP-1, and C-4 Commercial
 East: Residences /LDR/R-1 Residential
 West: Residences / LDR/RP-1 Residential

NEIGHBORHOOD CONTEXT: This site is within the northwest Knoxville low density residential development area between Clinton Hwy and I-75 that has developed under R-1 and limited RP-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE RP-1 zoning.**
APPROVE a density up to 5.9 du/ac.

RP-1 zoning at up to 5.9 du/ac. is consistent with the adjoining PR zoning and permits the proposed residential development. The sector plan and One Year Plan propose low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.
2. RP-1 zoning at 1 to 5.9 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. 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

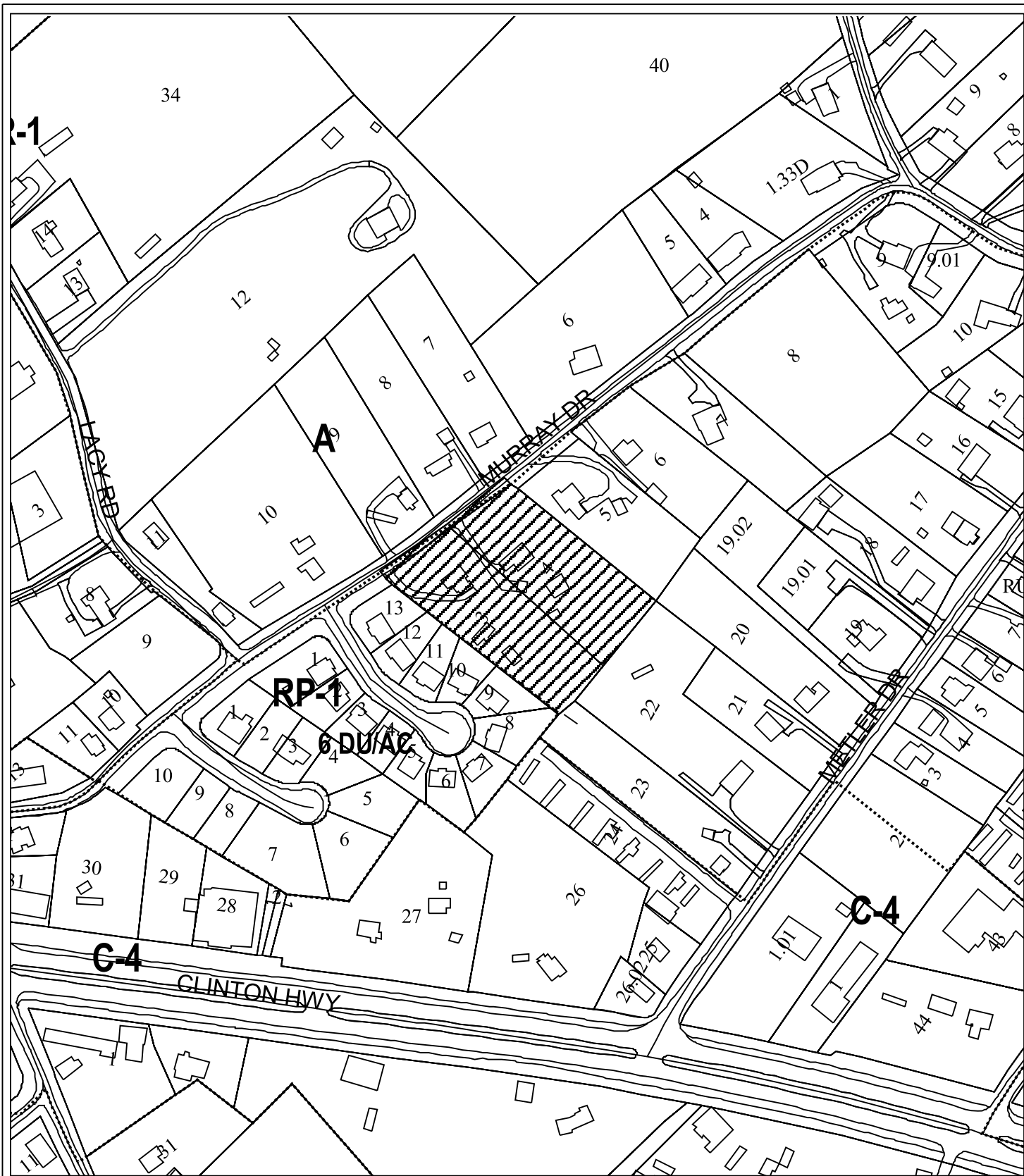
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 13 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 130 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
3. 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan proposes low density residential uses and slope protection for the site, consistent with this proposal.
2. The site is located within the Urban Growth Area (inside city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR on other undeveloped property in this area in the future which are proposed for low density residential uses by the sector plan.

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 Knoxville City Engineering and MPC staff.

If approved, this item will be forwarded to Knoxville City Council for action on 9/12/2006 and 9/26/2006. 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.



**8-R-06-RZ
REZONING**

Petitioner: Fine Construction

Map No: 68

Jurisdiction: City



From: R-1 (Single Family Residential)

To: RP-1 (Planned Residential)

Original Print Date: 07/25/06 Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902