

▶ **FILE #:** 12-G-06-RZ

AGENDA ITEM #: 68

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** LEWIS S. HOWARD, JR.

OWNER(S): BRAKEFIELD & ASSOCIATES & KENDELL W WRIGHT
 ELY NANCY E TOOLE % R M ELY
 LOUGHRAN FRANCES TOOLE
 VITTETOE MARTHA J

TAX ID NUMBER: 134 A E 4, 4.01, 6, 8, 10, 11, 13

JURISDICTION: City Council District 2

▶ **LOCATION:** Southeast side S. Northshore Dr., southeast of Wilshire Rd.

▶ **APPX. SIZE OF TRACT:** 6 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Each parcel fronts on S. Northshore Dr., a major arterial street with 23' of pavement with within 55-80' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** R-1A (Low Density Residential)

▶ **EXISTING LAND USE:** Detached dwellings

▶ **PROPOSED USE:** Condominiums

DENSITY PROPOSED: 4 du/ac

EXTENSION OF ZONE: Yes, extension of R-1A from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: S. Northshore Dr. - Residences / R-1A and R-1 (Low Density Residential)

South: Residences / RB (General Residential)

East: Attached residences / RB (General Residential)

West: Northshore Woods apartments / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of low to medium density residential development under R-1, R-A, RB and RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE R-1A (Low Density Residential) zoning**

R-1A is an extension of zoning from the north, is compatible with surrounding development and zoning and is consistent with the sector plan and One Year Plan proposals for the site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Since the site is located along an arterial street, the requested R-1A zoning will allow the applicant to

propose multi-dwelling structures as a use on review. The eventual development proposal may include RB zoned property to the south of the subject site, where multi-dwelling structures are a permitted use.

2. There are numerous residential developments in the immediate area that contain multi-dwelling structures, including Northshore Woods Apartments, zoned RP-1, directly west, and the Villas at Forest Brook, zoned RB, directly east of this site. RB zoning is located directly south of the site, which permits multi-dwelling structures. There is also R-1A zoned property to the north of the site, directly across S. Northshore Dr.

3. R-1A zoning will require MPC use on review approval of site plans prior to any multi-dwelling structures to be constructed on the site. During this review, potential issues such as traffic, landscaping, layout, buffering and other concerns can be addressed. Of particular concern will be how the access to S. Northshore Dr. is proposed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.

2. Since the site is located along an arterial street, the requested R-1A zoning will allow the applicant to propose multi-dwelling structures as a use on review. The applicant also owns RB zoned property to the south of the subject site, where multi-dwelling structures are a permitted use.

3. If developed with attached condominiums at the proposed density of 4 du/ac, up to 24 units could be proposed, which this would add approximately 216 more vehicle trips per day to the street system and about 4 more children under the age of 18 to the school system.

4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review process, which will be required within the R-1A zone. If the applicant proposes one development that is located within both the R-1A and RB zones, staff may require use on review approval for the RB section also.

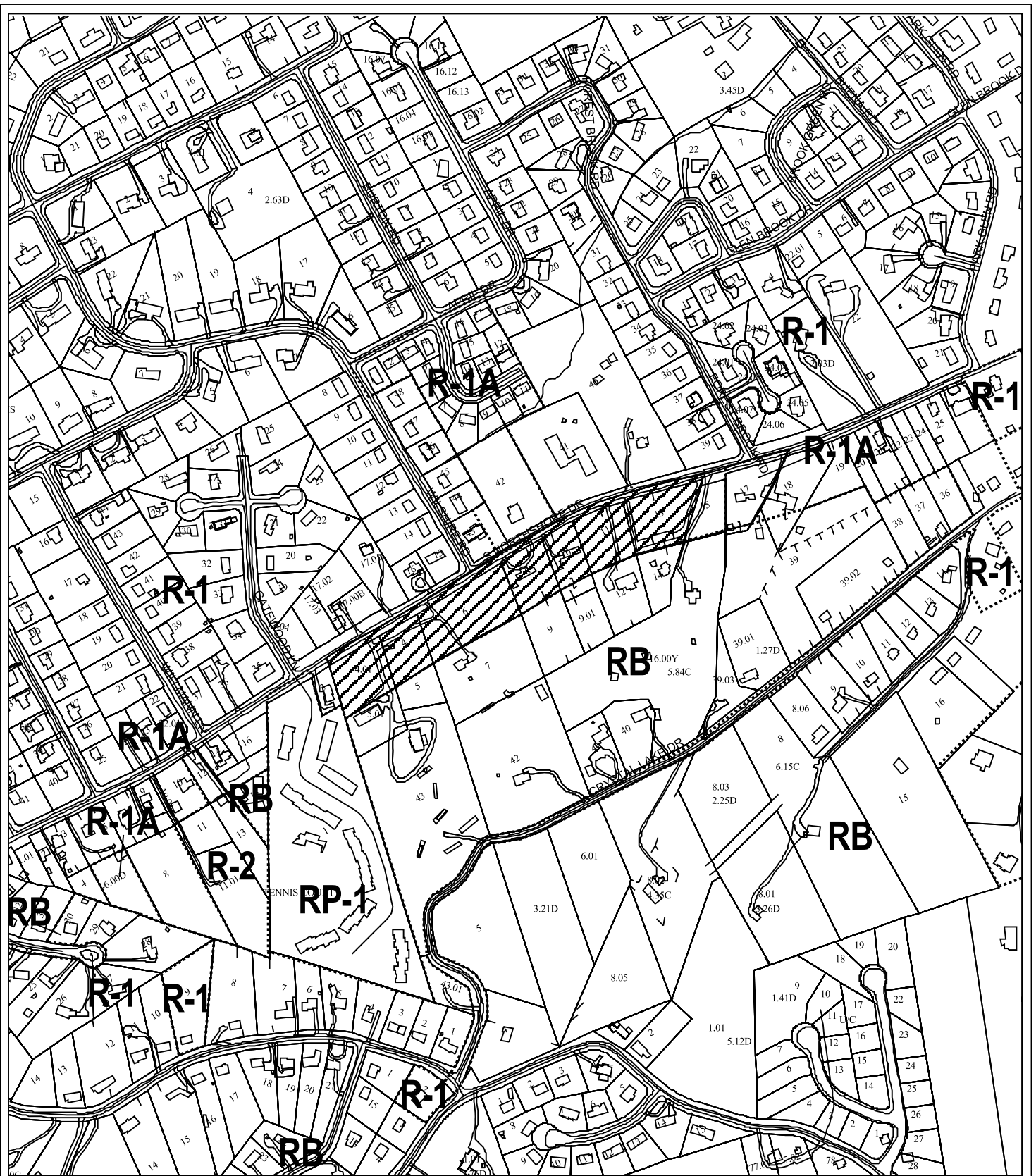
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the Southwest County Sector Plan and One Year Plan both propose low density residential use for this site, consistent with this proposal.

2. This request may generate similar requests for R-1A, RP-1 or other non-detached residential zones in this area on properties currently zoned R-1, consistent with the low density residential proposal by the plans, which allows consideration of up to 6 dwelling units per acre within the City limits of Knoxville and up to 5 per acre in Knox County.

Upon final approval of the rezoning, the developer will be required to submit a plan for use on review and possibly concept subdivision review 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 1/16/2007 and 1/30/2007. 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.



**12-G-06-RZ
REZONING**

Petitioner: Lewis S. Howard, Jr.

Map No: 134

Jurisdiction: City



From: R-1 (Low Density Residential)
To: R-1A (Low Density Residential)

Original Print Date: 12/06/06

Revised:

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