

▶ **FILE #:** 12-Y-06-RZ

AGENDA ITEM #: 85

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): JWR HOLDINGS, LLC

TAX ID NUMBER: 122 009

JURISDICTION: City Council District 1

▶ **LOCATION:** Northwest side Edington Rd., south of Cherokee Trail

▶ **APPX. SIZE OF TRACT:** 0.34 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Edington Rd., a two lane, minor collector street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB
 Sewer Source: KUB

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Parking

DENSITY PROPOSED: 5.99 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was considered with the rezoning of the adjacent property in the county, but was not properly advertised for MPC their action due to staff error.

SURROUNDING LAND USE AND ZONING: North: Vacant and PR Residential
 South: Vacant land / PR Residential
 East: Vacant land / RA Residential
 West: Vacant land / PR Residential

NEIGHBORHOOD CONTEXT: This site is part of a larger property that will be developed with multi-family units under PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE RP-1 (Planned Residential) zoning.**
APPROVE a density up to 5.99 du/ac.

RP-1 zoning at 5.99 du/ac. is consistent with the adjoining PR zone which will be developed with this site. The sector plan proposes MDR for this site and the adjoining property, while the One Year Plan designation for this site is LDR.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Approval of the RP-1 zoning at the density of up to 5.9 du/ac will allow this site is inclusion in the development of the adjoining property in a manner that will be compatible with the scale and intensity of the surrounding development and zoning pattern.

2. RP-1 zoning is required to allow the approved plan for development of the property to proceed. It was not until after the use on the review approval that the zoning issue of this parcel was discovered.
3. The RP-1 zoning will allow the development to place surface parking on this site for the surrounding residential units.

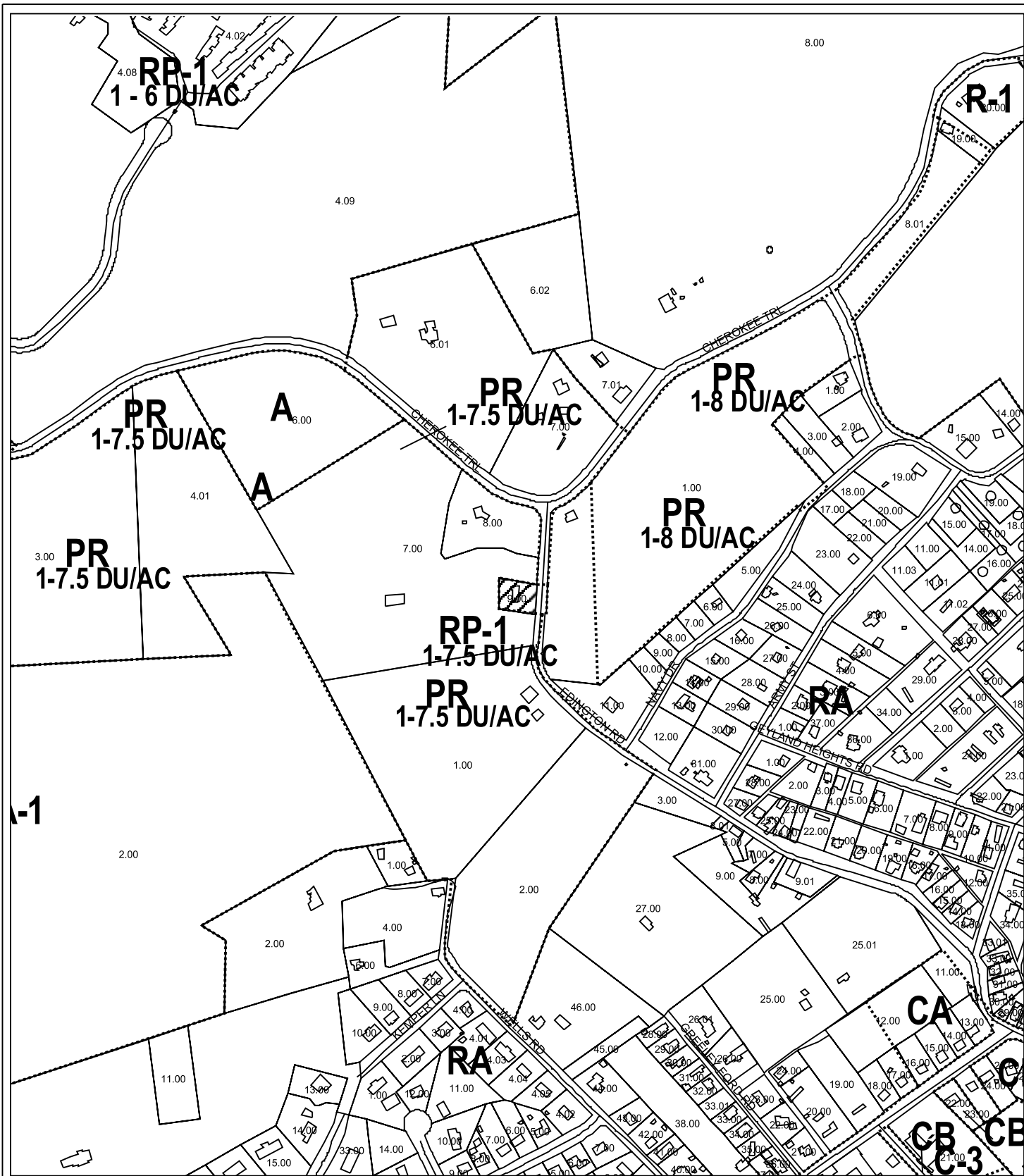
THE EFFECTS OF THE PROPOSAL

1. Public water and sewer are available in the area and would be extended to serve the site.
2. The RP-1 zoning would allow this parcel's development with the adjacent property's 252 unit apartment complex. The proposal would be compatible with the scale and intensity of other development and zoning in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The development of this 0.34 acres of land under RP-1 zoning would be consistent with the medium density residential designation of this site and surrounding area.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

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-Y-06-RZ
REZONING**

Petitioner: Metropolitan Planning Commission
 Map No: 122
 Jurisdiction: City

 From: R-1 (Low Density Residential)
 To: RP-1 (Planned Residential)
 Original Print Date: 12/7/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

