



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 10-B-06-PA  
10-D-06-RZ

**AGENDA ITEM #:** 75  
**AGENDA DATE:** 10/12/2006

**APPLICANT:** KING PROPERTIES  
**OWNER(S):** JUSTICE FLOYD

**TAX ID NUMBER:** 93 H C 025  
**JURISDICTION:** Council District 3

**LOCATION:** East side Dewine Rd., south of Ball Camp Pike

**TRACT INFORMATION:** 4.5 acres.

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

**ACCESSIBILITY:** Access is via Dewine Rd., a minor collector street with 21' of pavement width within 50' of right of way.

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

**PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RP-1 (Planned Residential) @ up to 5.99 du/ac

**PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RP-1 (Planned Residential) @ up to 7.5 du/ac

**EXISTING LAND USE:** Residence and vacant land

**PROPOSED USE:** 32 condominium units

**DENSITY PROPOSED:** 7.5 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of MDR designation and RP-1 zoning from the east

**HISTORY OF ZONING REQUESTS:** This site was approved for RP-1 zoning at a density of up to 5.9 du/ac

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:**  
North: Dwelling / LDR / R-1 (Low Density Residential)  
South: Dwelling / LDR / R-1 (Low Density Residential)  
East: Apartment complex (Cross Creek) / MDR / RP-1 (Planned Residential)  
West: Dewine Rd. - Dwelling / LDR / R-1 (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** Single and multi-family residential uses are located adjacent to this site, zoned R-1 and RP-1. Two churches and the Helen Ross McNabb Center are located to the north of the site along Ball Camp Pike, zoned O-1.

**STAFF RECOMMENDATION:**

**APPROVE MDR (Medium Density Residential) One Year Plan designation.**

A plan designation of MDR for this site brings the One Year Plan into consistency with the Northwest City Sector Plan, which proposes medium density residential uses for this site.

► **APPROVE RP-1 (Planned Residential) zoning.**  
**APPROVE a density of up to 7.5 du/ac.**

RP-1 zoning at the recommended density will allow infill development to occur on this undeveloped 4.5 acre parcel within the City limits of Knoxville, consistent with the sector plan proposal for the property.

**COMMENTS:**

A use on review development plan (7-A-06-UR) was approved for this site by MPC for 32 attached units on July 13, 2006, with no opposition. However, that number of units requires that the RP-1 density be upped from the current 5.99 du/ac to 7.5 du/ac. There was a discrepancy on the reported acreage on the plan at that time. The plan was approved based on an assumed acreage of 5.5 acres, but the actual acreage is 4.5 acres. A copy of the approved development plan for 32 units is attached. Approval of these requests will bring the zoning and One Year Plan into conformance with the approved plan.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. RP-1 zoning at up to 7.5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern, and is consistent with the sector plan.
2. A large tract of land to the east is zoned RP-1 and developed with Cross Creek Apartments.
3. The site has sole access to Dewine Rd., which is a minor collector street. Sight distance appears to be sufficient, but will need to be certified on the final plat.

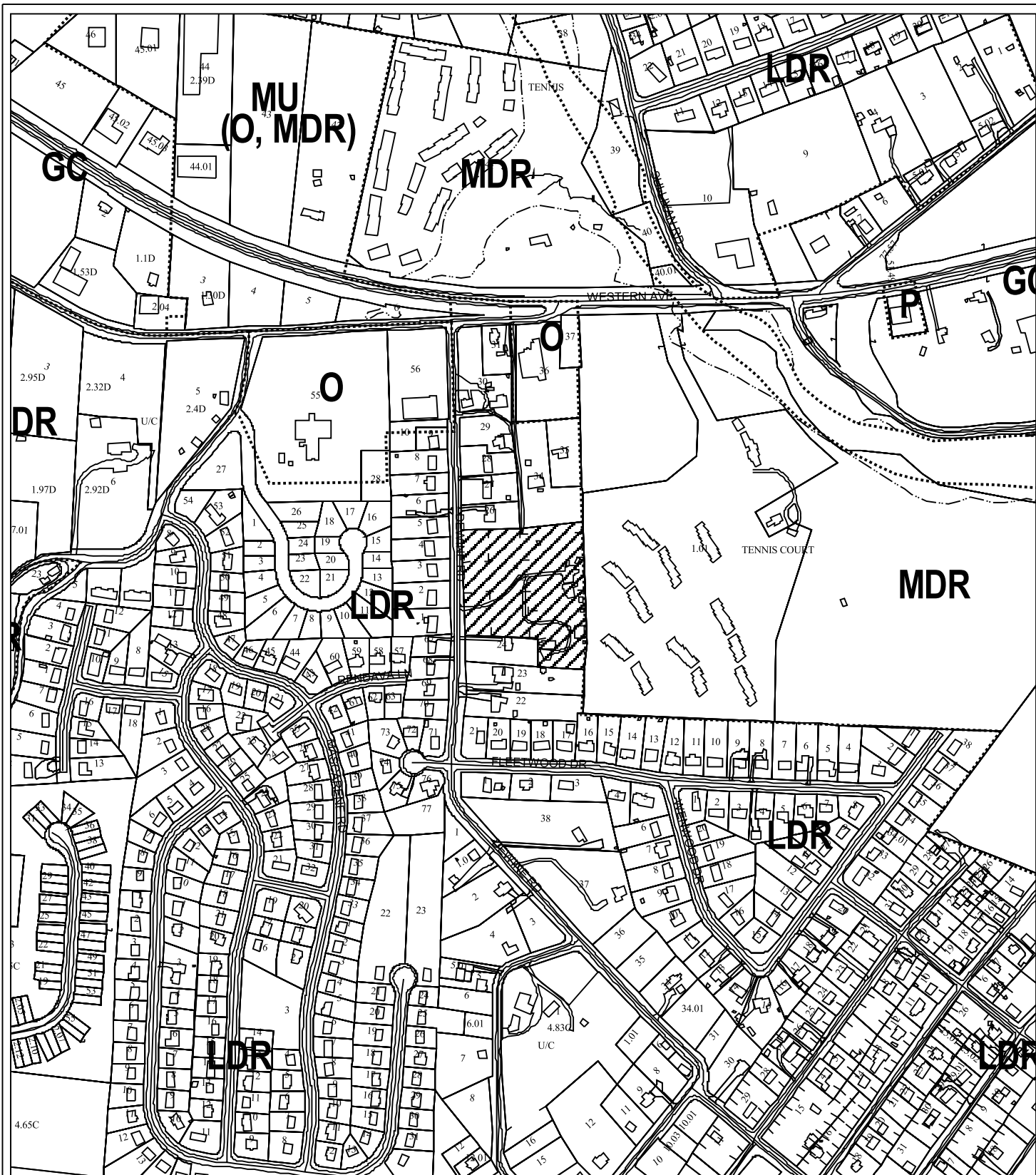
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve this site.
2. The development of the approved 32 single family attached dwellings will add approximately 288 vehicle trips per day to the street system and about 4 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. The RP-1 zone requires a 25 foot peripheral building setback, which was applied along all property lines on the approved development plan.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest City Sector Plan proposes medium density residential use for this site, consistent with this proposal.
2. With the recommended amendment of the Knoxville One Year Plan to medium density residential uses for the site, the zoning and density are consistent with the plan.
3. This request may generate similar requests for RP-1 zoning in this area in the future, consistent with the low and medium density residential sector plan and One Year Plan proposals.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. 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.




10-B-06-PA/10-D-06-RZ  
 PLAN AMENDMENT

Petitioner: King Properties

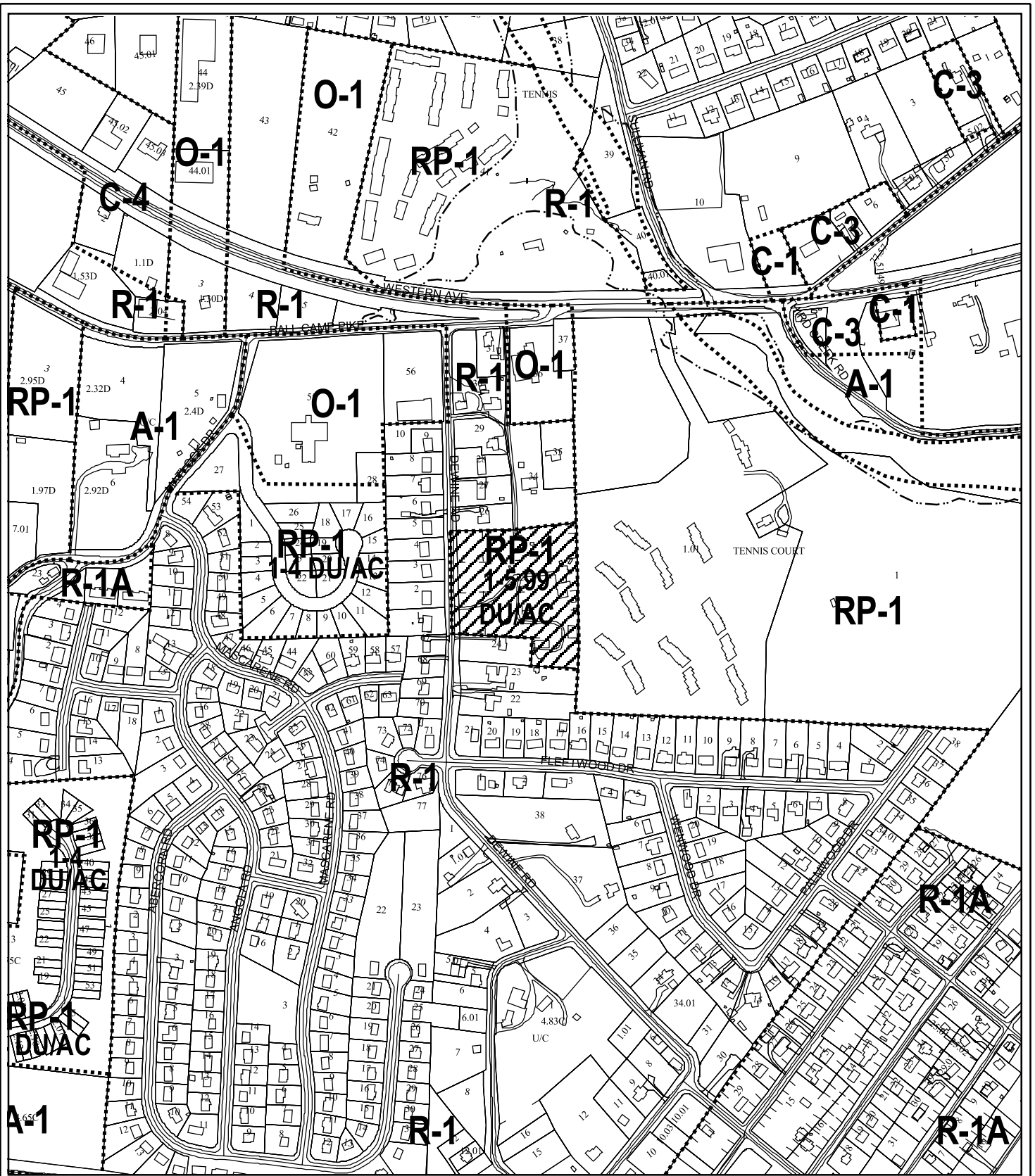
Map No: 93

Jurisdiction: City



 From: LDR (Low Density Residential)  
 To: MDR (Medium Density Residential)

Original Print Date: 09/25/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



10-D-06-RZ  
REZONING

Petitioner: King Properties

Map No: 93

Jurisdiction: City



From: RP-1 (Planned Residential) @ up to 5.99 du/ac

To: RP-1 (Planned Residential) @ up to 7.5 du/ac

Original Print Date: 09/26/06 Revised: 10/05/06

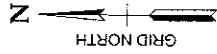
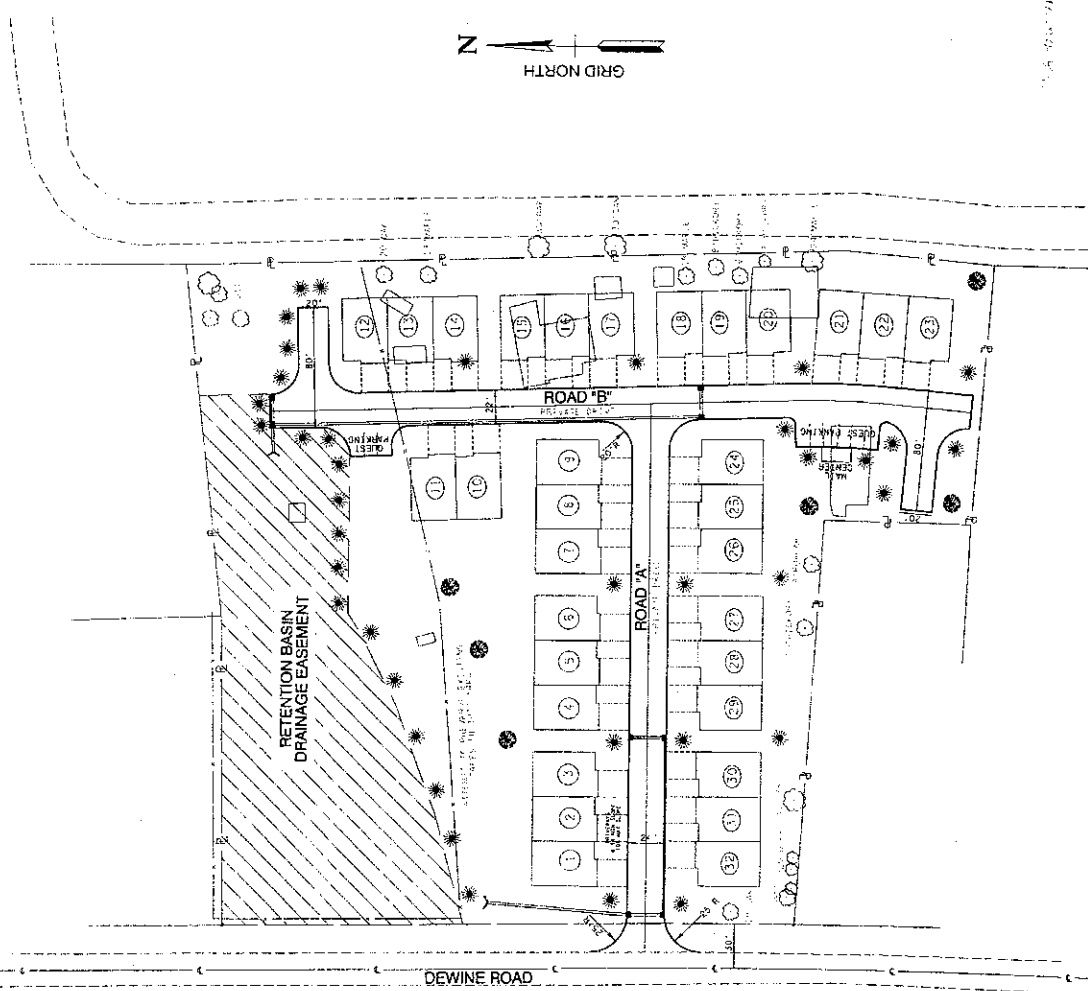
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

0 500'



**LEGEND**

- EXISTING TREE TO BE PRESERVED (TYP)
- PROPOSED TREE PLANTING (TYP)
- PROPOSED SHRUB PLANTING (TYP)



**LEGEND**

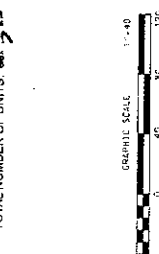
- 01P Existing Building
- 02P Existing Parking
- 03P Existing Driveway
- 04P Existing Fencing
- 05P Existing Utility
- 06P Existing Tree
- 07P Existing Shrub
- 08P Existing Wall
- 09P Existing Fence
- 10P Existing Deck
- 11P Existing Pool
- 12P Existing Pond
- 13P Existing Retention Basin
- 14P Existing Storm Drain
- 15P Existing Easement
- 16P Existing Right-of-Way
- 17P Existing Boundary
- 18P Existing Survey
- 19P Existing Utility Easement
- 20P Existing Access
- 21P Existing Structure
- 22P Existing Foundation
- 23P Existing Footing
- 24P Existing Wall
- 25P Existing Foundation
- 26P Existing Footing
- 27P Existing Wall
- 28P Existing Foundation
- 29P Existing Footing
- 30P Existing Wall
- 31P Existing Foundation
- 32P Existing Footing
- 33P Existing Wall

ENGINEER:  
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.  
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CLT MAP: 003 H GROUP C  
 PARCEL: 025  
 DEED REFERENCE: 2135 / 1023  
 CITY MAPS: 43  
 CITY BLOCK: 42200  
 PROPERTY ZONED: RP-1  
 TOTAL ACREAGE: 5.80 AC  
 TOTAL NUMBER OF UNITS: 33



- NOTES:**
1. ALL EXISTING AND PROPOSED TREES SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE LAND DEVELOPMENT MANUAL, SECTION 11.1. TREE PROTECTION ORDINANCE.
  2. EXISTING TREES TO BE PRESERVED SHALL BE IDENTIFIED BY NUMBER AND OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED.
  3. NEW PLANTINGS OF TREES WILL BE PROVIDED AS A MINIMUM RATE OF 1 TREE PER 100 SF OF LOT AREA. TREES SHALL BE AT LEAST 18" IN CALIBER AT A HEIGHT OF 50 FEET OR MORE AT MATURITY AND SHALL BE PLANTED AT A MINIMUM OF 10 FEET FROM BUILDINGS AND SHRUBS SHALL BE PLANTED AT A MINIMUM OF 6 FEET ABOVE GROUND AT PLANTING.
  4. ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING. COMPLETE CONSTRUCTION OF ANY TREE WHICH FAILS TO SURVIVE 12 MONTHS SHALL BE REPLACED WITHIN 12 MONTHS OF LOSS.
  5. BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
  6. TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & DOGWOOD.
  7. SHRUBS TO BE PLANTED INCLUDE PRITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, SHOEPLANTAIN, AND OTHER ORNAMENTAL VARIETIES.
  8. REMAINING AREAS WILL BE SEEDED WITH A MIXTURE OF FERN GRASSES.

|  |          |             |            |          |          |               |
|--|----------|-------------|------------|----------|----------|---------------|
| NO.  | DATE     | DESCRIPTION | REVISED BY | DATE     | SCALE    | SHEET NO.     |
| 1  | 06/22/06 | REVISED     | 03/04/06   | 06/22/06 | 1" = 40' | 2             |
| <b>TYPICAL LANDSCAPING PLAN</b>              |          |             |            |          |          | OF SIX SHEETS |
| <b>HARRISON FOREST USE ON REVIEW</b>         |          |             |            |          |          |               |
| <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> |          |             |            |          |          |               |
| CONSULTING ENGINEERS<br>KNOXVILLE, TENNESSEE |          |             |            |          |          |               |

