

▶ **FILE #:** 9-C-06-RZ

AGENDA ITEM #: 77

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** DAMON A. FALCONNIER
 OWNER(S): WEST PARK BAPTIST CHURCH

TAX ID NUMBER: 93 H A 002.01

JURISDICTION: City Council District 3

▶ **LOCATION:** North side Matlock Dr., west of Lynn Mont Rd.

▶ **APPX. SIZE OF TRACT:** 1 acre

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Matlock Dr., a local street with 19' of pavement within a 50' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** A-1 (General Agricultural)

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Condominiums

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but other property in the area has been rezoned RP-1 for residential development.

SURROUNDING LAND USE AND ZONING:
 North: Church / A-1 General Agricultural
 South: Residences and apartments / R-1 and R-2 Residential
 East: Residence / A-1 Agricultural
 West: Residences / RP-1 Residential

NEIGHBORHOOD CONTEXT: This site is in an area of apartments, townhouses and single family detached housing that has developed under R-1, RP-1, R-1A, R-2 and A-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE RP-1 (Planned Residential) zoning.
 APPROVE a density up to 5 dwellings per acre**

RP-1 zoning at 5 du/ac is consistent with other residential zoning and development in the area. The sector plan proposes low density residential use for this site.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is consistent with the sector plan designation for the site and the Planned Growth designation on the Growth Policy Plan.
2. There are residential subdivisions in the area that have been developed under R-1, R-2 and RP-1 zoning. The RP-1-zoned development to the west is zoned for a density of up to 5.9 du/ac. The applicant

submitted the attached site plan in support of the feasibility of this rezoning.

3. Portions of Matlock Dr. in this area have inadequate pavement widths; however, the RP-1 zoning will require MPC use on review approval of site plans prior to any development of the property, and improvements to Matlock Dr. may be considered at this time. During this review, potential issues such as traffic, street improvements, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

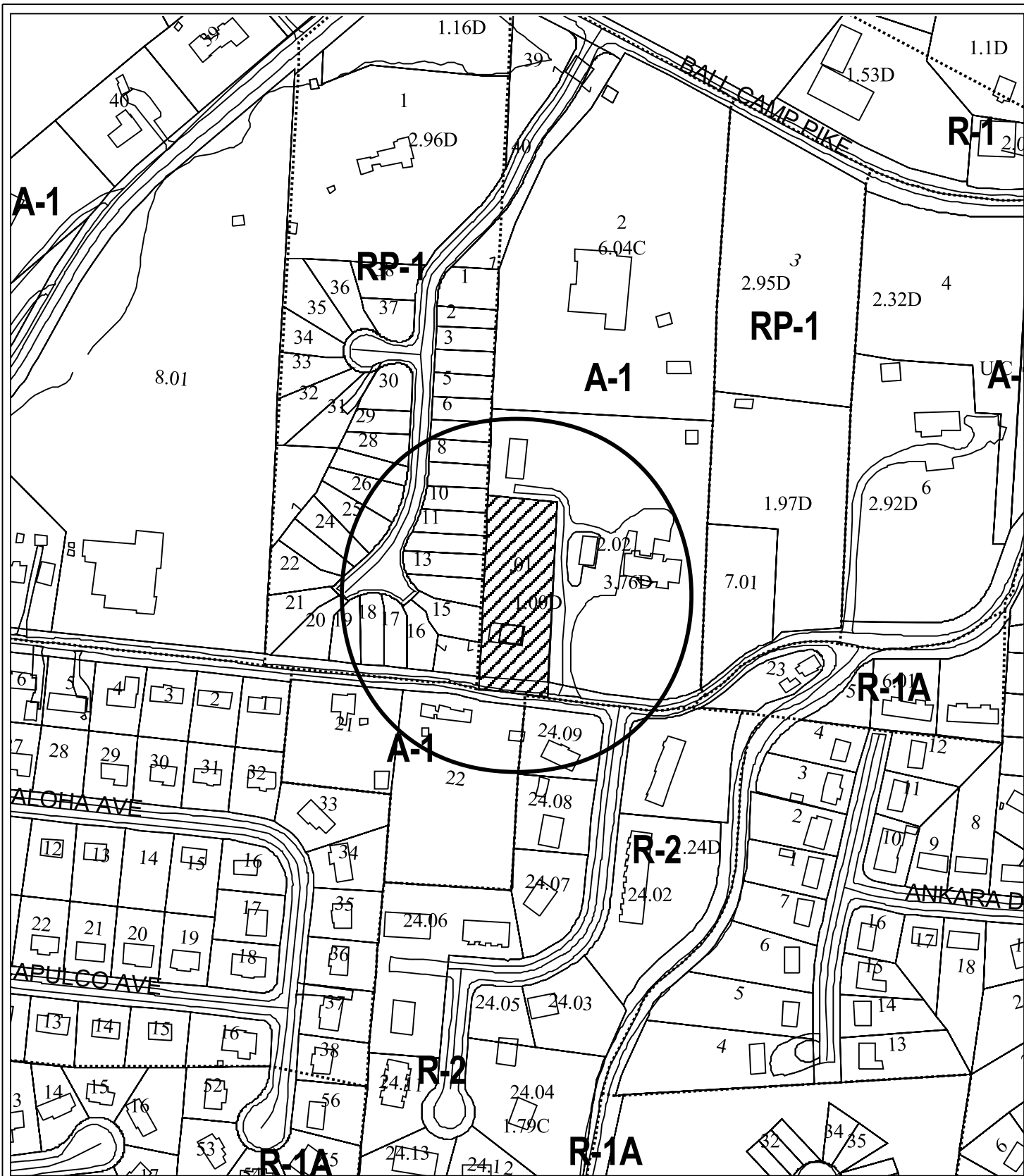
1. Public water and sewer utilities are available in the area to serve the site.
2. The applicant has submitted the attaches site plan for 5 dwelling units ins support of this rezoning on the subject property. The proposed development of single family attached dwellings would add approximately 50 vehicle trips per day to the street system and one child 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 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 RP-1 zoning in this area in the future on properties which are designated for low density residential use by the sector plan and are located in the Urban Growth Area on the Growth Policy 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 10/10/2006 and 10/24/2006. 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.



**9-C-06-RZ
REZONING**



From: A-1 (General Agricultural)
To: RP-1 (Planned Residential)

Original Print Date: 08/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Damon A. Falconnier

Map No: 93

Jurisdiction: City

