

▶ **FILE #:** 1-H-07-RZ

**AGENDA ITEM #:** 69

**AGENDA DATE:** 1/11/2007

▶ **APPLICANT:** JAMES R. CHRISTOPHER

OWNER(S): NORMAN KENNETH DAVID & QIULAN

TAX ID NUMBER: 106 C D 030 & 031

JURISDICTION: City Council District 3

▶ **LOCATION:** South side Seaver Dr., southeast of Francis Rd.

▶ **APPX. SIZE OF TRACT:** 3.48 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Seaver Dr., a local street with 14-15' of pavement width within 35' of right of way.

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

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

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Condominiums

**DENSITY PROPOSED:** 5.99 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Seaver Dr. - Dwellings / A-1 (General Agricultural) and R-1 (Low Density Residential)

South: Vacant land / RP-1 (Planned Residential)

East: Dwellings / R-1 (Low Density Residential)

West: Dwelling and vacant land / A-1 (General Agricultural)

NEIGHBORHOOD CONTEXT: The properties along Seaver Dr. are developed with rural to low density residential uses, under A-1 and R-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE R-1 (Low Density Residential) zoning. (Applicant requested RP-1 (Planned Residential) zoning).**

R-1 zoning is an extension of zoning from the north and east and is more compatible with surrounding development than the requested RP-1. The proposed condominium development at the requested density would be out of character with surrounding development and zoning.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. Approval of the recommended R-1 zoning gives the applicant reasonable use of the property, with the ability to further develop the site with detached residential units, which would be more in character with the scale and intensity of surrounding development and zoning pattern.
2. The pavement width of Seaver Dr. is marginal for the proposal, which would allow consideration of up to

20 units on the site. If the request is approved, road improvements, including widening will likely be required to Seaver Dr. before proceeding with the development.

3. The only other RP-1 zoning in the area is to the southwest of this site and is accessed from Francis Rd., which is a minor arterial street with sufficient pavement width to support the density allowed.

4. The site is approximately 135 feet in width. RP-1 zoning requires a 25 foot peripheral building setback, leaving about 85 feet of width to develop. This situation would likely lead to an access road being constructed down one side of the tract along rear or side property lines of neighboring properties and not allow for the installation of the proper landscape screening that staff would recommend to buffer between a substantial density difference. This application may be more attractive if additional properties were added to it, but if Seaver Dr. is to be used for access, road improvements will be necessary.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.

2. At the requested density, up to 20 dwelling units could be proposed on the subject property. If developed with attached townhomes as proposed, this would add approximately 180 vehicle trips per day to the street system and about 5 children under the age of 18 to the school system. The recommended R-1 zoning would result in substantially less impact.

3. The proposed RP-1 zoning is not compatible with adjacent residential uses and may have a negative impact on them. The recommended R-1 zoning is more suitable for this site.

4. The recommended R-1 zoning would allow the property to be subdivided into lots of no less than 7,500 square feet in area for single detached dwelling units.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Both the City of Knoxville One Year Plan and the Northwest County Sector Plan propose LDR (Low Density Residential) uses for the site, consistent with R-1 or the requested RP-1 zoning.

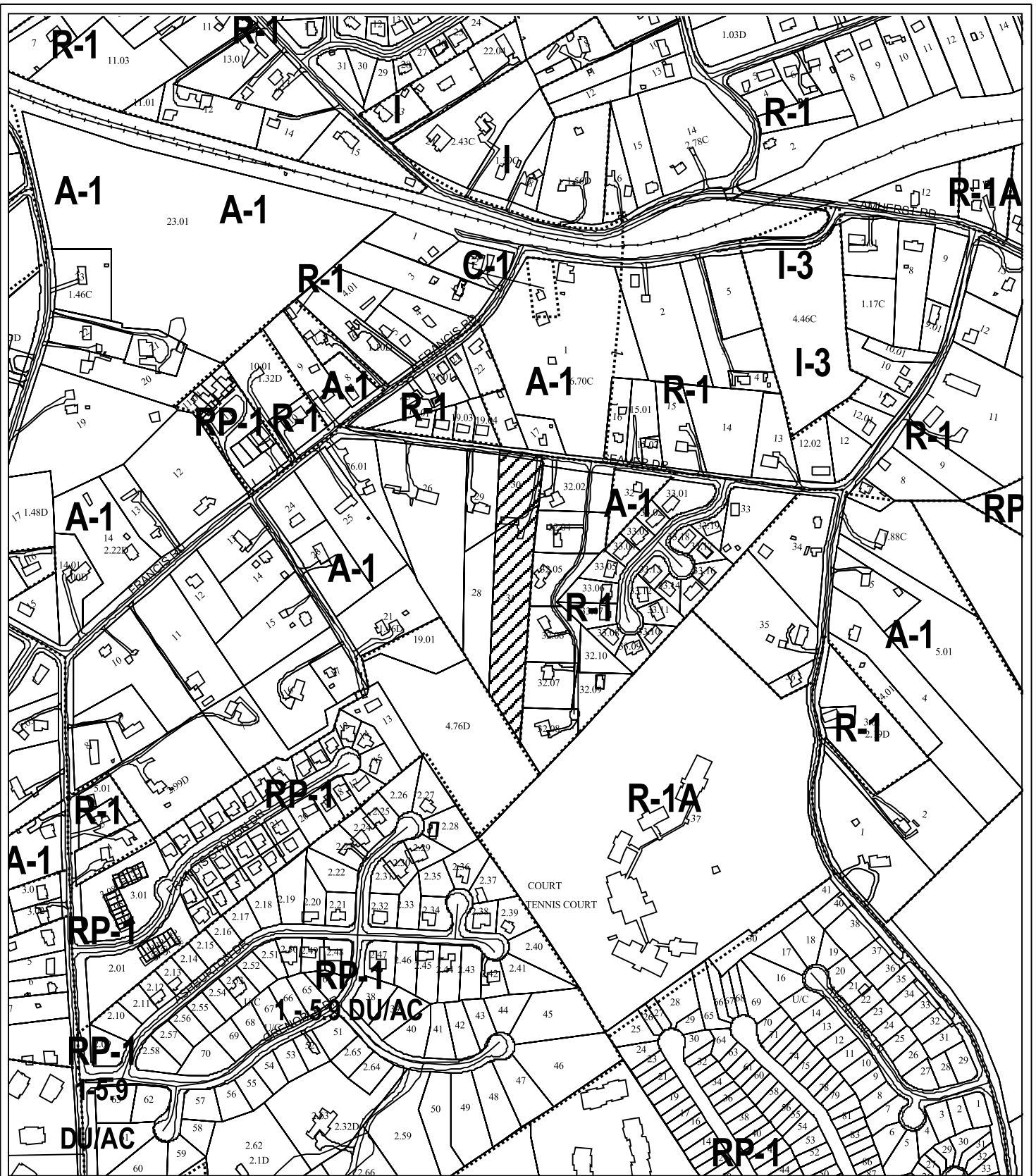
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request may generate similar requests in the future for higher density residential zones.

Under R-1 zoning, to subdivide the property, the developer will be required to submit a concept plan and/or plat for review by MPC.

If RP-1 zoning is approved, the developer will be required to submit a concept plan and/or 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 City of Knoxville Engineering and MPC staff.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2007 and 2/27/2007. 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.



**1-H-07-RZ  
REZONING**



From: R-1 (Low Density Residential)  
To: RP-1 (Planned Residential)

Original Print Date: 12/27/06

Revised:

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

Petitioner: James R. Christopher

Map No: 106

Jurisdiction: City

0 500'

