

▶ **FILE #:** 7-I-08-RZ

AGENDA ITEM #: 53

AGENDA DATE: 7/10/2008

▶ **APPLICANT:** TODD KENNEDY

OWNER(S): ROSE JOAN R TRUSTEE

TAX ID NUMBER: 108 006.01

JURISDICTION: City Council District 1

▶ **LOCATION:** **Northeast side Cherokee Trl., northwest of Edington Rd.**

▶ **APPX. SIZE OF TRACT:** **9.68 acres**

SECTOR PLAN: South County

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

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

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Tennessee River and Goose Creek

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

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

▶ **EXISTING LAND USE:** **House and outbuildings**

▶ **PROPOSED USE:** **Cottage homes**

DENSITY PROPOSED: **4 du/ac**

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but adjoining property has been rezoned to RP-1

SURROUNDING LAND USE AND ZONING: North: Vacant land and condo development / RP-1 Residential

South: Cherokee Trl., and apartments /PR Residential

East: Vacant land and apartments/ A and RP-1 Residential

West: Vacant land / RP-1 Residential

NEIGHBORHOOD CONTEXT: This site is in an area of developing multi-family uses occurring under RP-1 and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE RP-1 (Planned Residential) zoning.
APPROVE a density up to 2.5 du/ac. (Applicant requests 4 du/ac.)**

RP-1 zoning of this site at up to 2.5 du/ac. is consistent with the topographic constraints of the property (See attached slope analysis.) although other nearby RP-1 and PR rezoning have been approved to higher densities as requested by the applicant. The adopted South City Sector Plan and One Year Plan recommend LDR and SLPA, and LDR with a maximum density up to 5.9 du/ac for the LDR area.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The RP-1 zoning at 2.5 du/ac. will allow development that will be compatible with the scale and intensity of the surrounding development and zoning pattern, but that also will be sensitive to the property's

environmental constraints.

2. RP-1 zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, building and parking layout and other development concerns can be addressed.
3. The RP-1 zoning will allow development similar to surrounding uses that include apartments, single family housing, condos, and a business use,

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 development that would be compatible with the scale and intensity of other development and zoning in the area.
3. The MPC staff recommendation of 2.5 dwelling units per acre is consistent with the previous staff recommendation made for the adjoining property to the east on the north side of Cherokee Trail.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

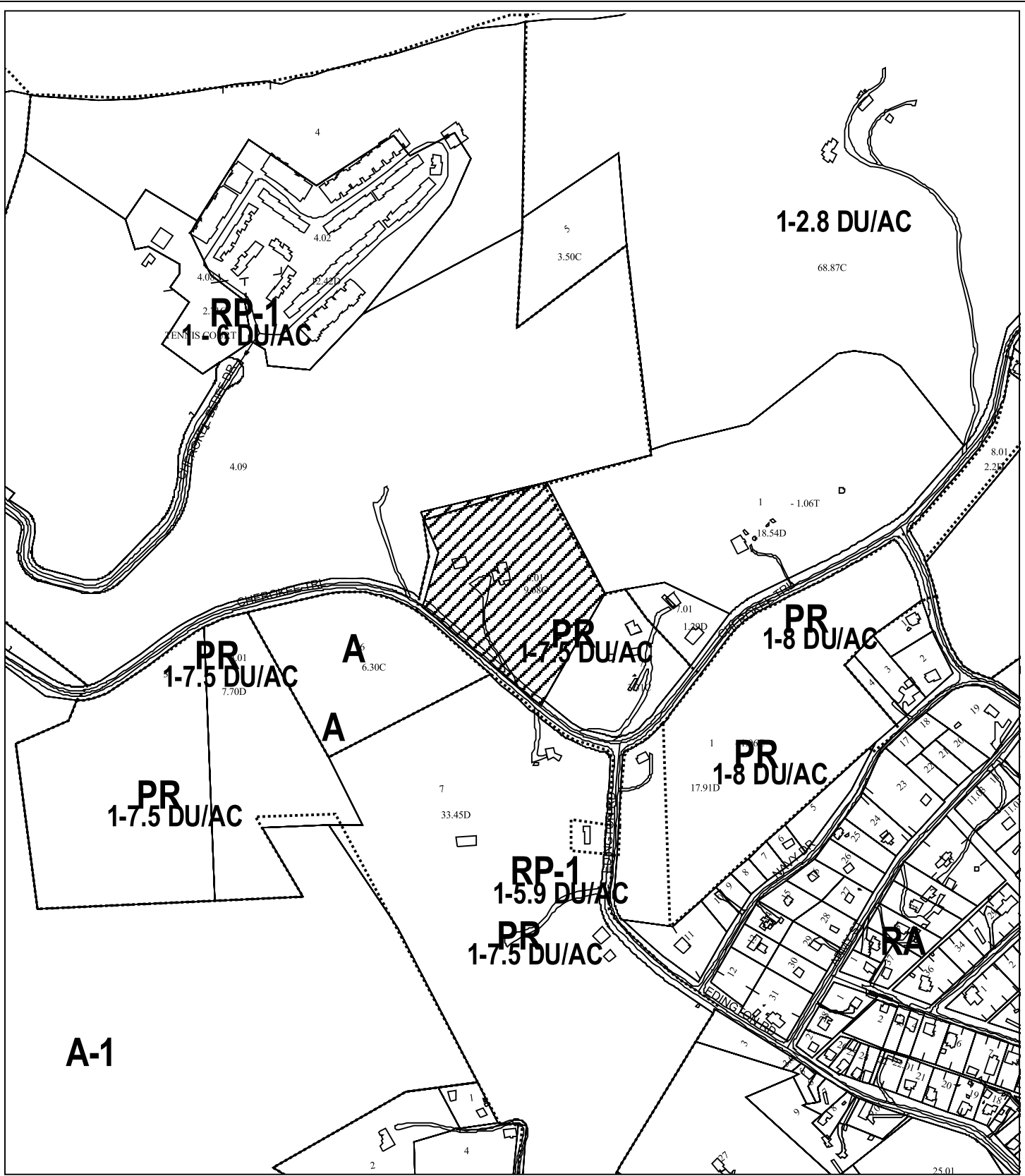
1. The development of this 9-acre site under RP-1 zoning at 2.5 du/ per acre is consistent with the low density residential designation of the South City and County Sector Plans for this area.
2. The site is located within the Urban Growth (Inside city) Area of the Knoxville-Knox County-Farragut Growth Policy Plan,

ESTIMATED TRAFFIC IMPACT 400 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/12/2008 and 8/25/2008. 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.



7-I-08-RZ
REZONING



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

Original Print Date: 06/19/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Todd Kennedy

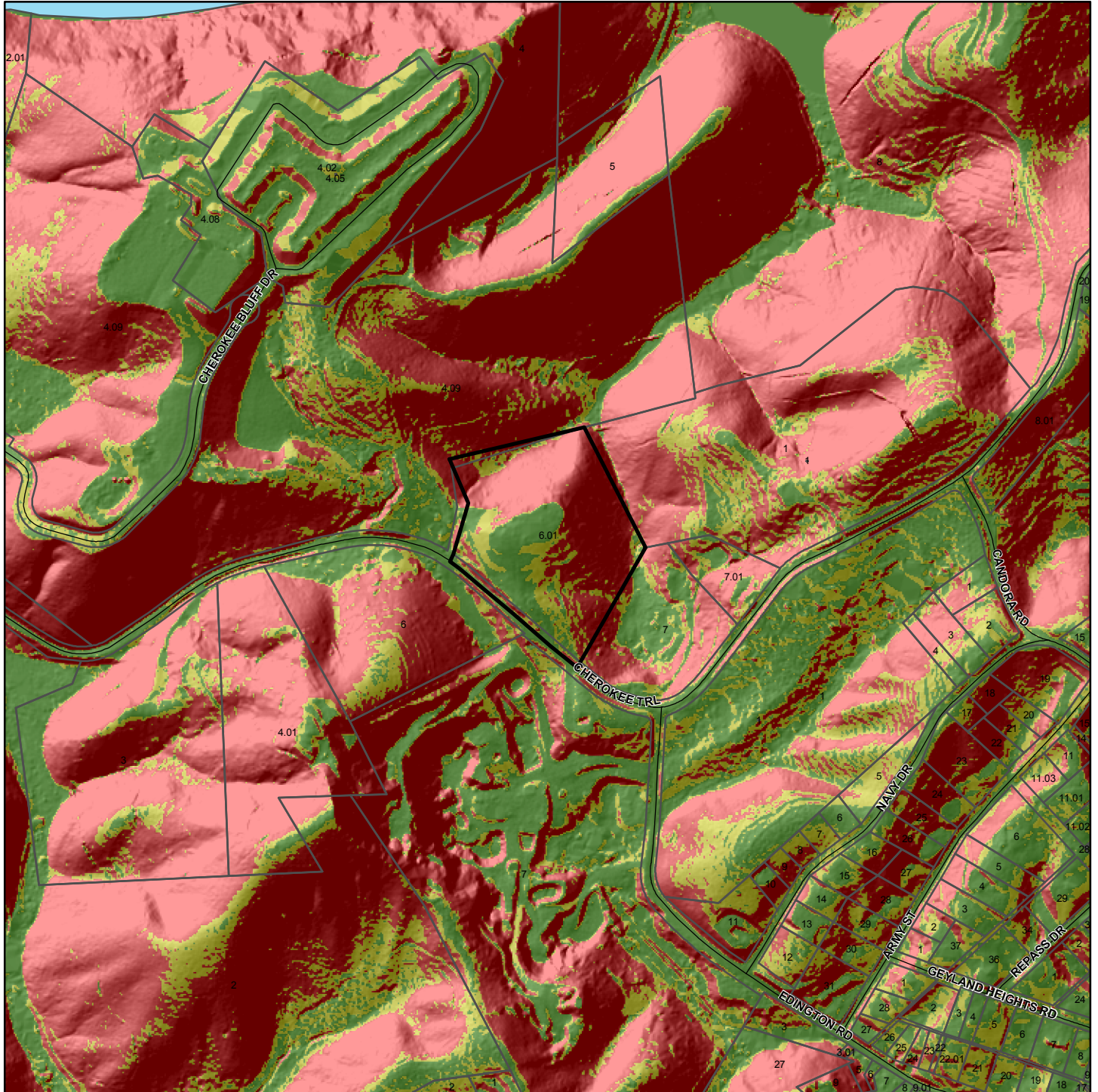
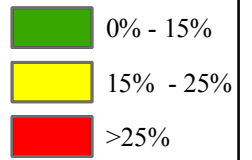
Map No: 108

Jurisdiction: City



7-I-08-RZ Slope Analysis

Percent Slope



7-I-08-RZ REZONING



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

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Map No: 108

Jurisdiction: City

0 500'



7-I-08-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	3068	1.7608	21.98%
15%-25%	2	2631	1.5100	18.85%
> 25%	3	8259	4.7400	59.17%
Total Acres			8.0108	100.00%