



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

▶ **FILE #:** 3-E-09-RZ

AGENDA ITEM #: 57

AGENDA DATE: 3/12/2009

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S):

TAX ID NUMBER: 108 00801 122DM001 (FORMERLY 122 010)

JURISDICTION: City Council District 1

▶ **LOCATION:** Southeast side Cherokee Trail, northeast and southwest sides Candora Rd., east side Edington Rd.

▶ **APPX. SIZE OF TRACT:** 20.27 acres

SECTOR PLAN: South City

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

▶ **PRESENT ZONING:** No Zone (formerly PR (Planned Residential) & RA (Low Density Residential))

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

▶ **EXISTING LAND USE:** 143 apartment units

▶ **PROPOSED USE:** 143 apartment units

DENSITY PROPOSED: 7 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Part of property was rezoned PR by Knox County prior to annexation.

SURROUNDING LAND USE AND ZONING: North: Cherokee Trail and multi-family units / RP-1 Residential

South: Residences, vacant land / RA Residential

East: Residences and vacant land / RP-1 and RA Residential

West: Edington Rd., and multi-family units PR Residential

NEIGHBORHOOD CONTEXT: This site is part of an area that includes multi-family development built within RP-1 and PR zones that caters to UT students.

STAFF RECOMMENDATION:

▶ **Recommend that City Council APPROVE RP-1 (Planned Residential) zoning at a density up to 7.1 du/ac.**

RP-1 zoning at 7.1 du/ac. is consistent with the 143 dwelling units built on this property under county zoning and is compatible with the surrounding residential uses and PR, RP-1 and RA zoning.

COMMENTS:

Other properties within this area have been rezoned to RP-1 after annexation, reflecting their development with multi-family residential uses. (See attached letter from property owner's attorney requesting zoning and density comparable to its previous county zoning.)

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 4/7/2009 and 4/21/2009. 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.

3-E-09-RZ

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March 4, 2009



Mr. Ken Pruitt
Metropolitan Planning Commission
Suite 403, City-County Building
400 Main Avenue
Knoxville, TN 37902

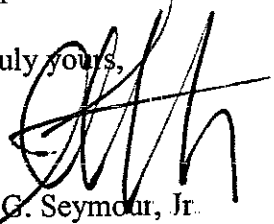
Re: 0 Cherokee Trl
Parcel 108 00801
MPC File No. 3-E-09-RZ

Dear Mr. Pruitt:

This firm represents the landowner subject to the above rezoning.

The landowner wants the same or similar zoning at the same density which it had under the Zoning Ordinance of Knox County.

If you have any questions about this, please let me know.

Very truly yours,

Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:alh

cc: Mr. Mark Donaldson
Mr. Dave Mulkey (via email only)