

▶ **FILE #:** 1-D-10-RZ

AGENDA ITEM #: 41

AGENDA DATE: 1/14/2010

▶ **APPLICANT:** KNOXVILLE HABITAT FOR HUMANITY

OWNER(S): TENNESSEE STATE BANK

TAX ID NUMBER: 83 A F 032 083AD009

JURISDICTION: City Council District 6

▶ **LOCATION:** Southeast side Skyline Dr., southwest side James Rd.

▶ **APPX. SIZE OF TRACT:** 16 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Skyline Dr., a minor collector street with 22' of pavement width within 35' of right of way.

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

WATERSHED: Holston and French Broad

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached and detached residential development

DENSITY PROPOSED: 5.99 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: Requests for MDR and RP-1 at 10 du/ac were withdrawn by the applicant in 2002.

SURROUNDING LAND USE AND ZONING: North: Skyline Dr. - Houses and church / R-1 (Low Density Residential)
 South: Houses / R-1EN (Low Density Exclusive Residential)
 East: Houses / R-1 (Low Density Residential)
 West: Houses / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with houses, a church and Skyline Park to the west, under R-1, R-1EN and OS-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 4 du/ac. (Applicant requested 5.99 du/ac.)**

RP-1 zoning at up to 4 du/ac is similar in density to what would be permitted under the R-1 zoning, but provides the flexibility to develop attached condominiums, rather than requiring individual lots for detached houses. RP-1 zoning also requires development plan approval by MPC as a use on review at a public meeting. The proposal is consistent with both the One Year Plan and sector plan.

COMMENTS:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. RP-1 at the recommended density of up to 4 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern than the requested density of 5.99 du/ac. Also, the recommended density takes into account the slope constraints of the site. See attached slope analysis. Using the slope analysis, and applying General Plan development policy 7.6 for restricting housing density in sloped areas, the density must be reduced to 4 du/ac.
2. The recommended RP-1 density is similar in intensity to what would be permitted under the current R-1 zoning for detached housing, as far as total number of dwelling units that could be developed.
3. RP-1 zoning allows the flexibility to orient the development in such a way as to maximize the use of the parcel while providing open space and staying compatible with surrounding development and zoning. Under RP-1 zoning, the developer will have the opportunity to locate structures so as to stay away from the environmentally sensitive and more sloped portions of the site.
4. RP-1 zoning requires use on review approval of a development plan by MPC prior to any construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, open space, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The RP-1 zone, as described in the zoning ordinance, is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation, and provision for commercial, religious, education and cultural facilities which are integrated with the total project by unified architectural and open space treatment. New RP-1 zoning may be created to be developed specifically as a planned unit development.
2. Based on the above general intent, this area is appropriate for RP-1 zoning at the recommended density.

THE EFFECTS OF THE PROPOSAL:

1. Water and sewer utilities are in place to serve this site.
2. At the recommended density of 4 up to du/ac, up to 64 dwelling units could be considered. If developed with attached residences, it would generate about 25 school aged children and add about 639 trips to the street system. At the requested density of up to 5.99 du/ac, up to 95 dwelling units could be considered. If developed with attached residences, it would generate about 36 school aged children and add about 911 trips to the street system.
3. The impact on adjacent properties will be minimized through the required use on review process, where MPC will have to review and consider approval a development plan.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan and the City of Knoxville One Year Plan both propose low density residential use for this site, consistent with the proposal.
2. Approval of this request could lead to future requests for RP-1 zoning on other larger parcels in the area. As long as the proposed density is under 6 du/ac, the request would be consistent with the sector plan and One Year Plan proposals for low density residential uses, provided there are no constraining factors such as degree of slope or other environmental factors.

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 the City of Knoxville Department of Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 911 (average daily vehicle trips)

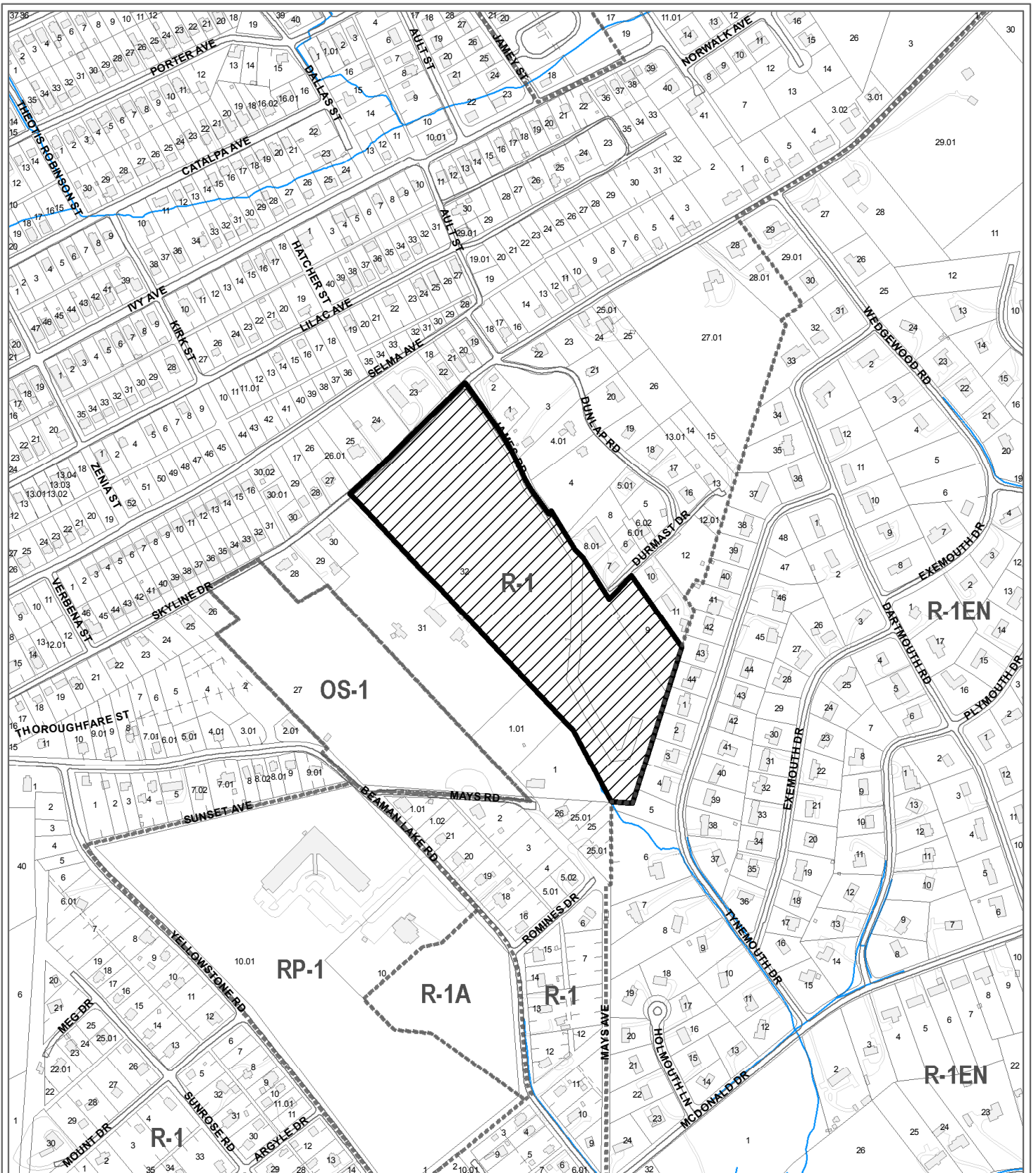
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 36 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Sarah Moore Greene Elementary, Carter Middle, and Austin East High.

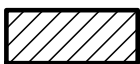
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 2/9/2010 and 2/23/2010. 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.



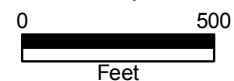
**1-D-10-RZ
REZONING**

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

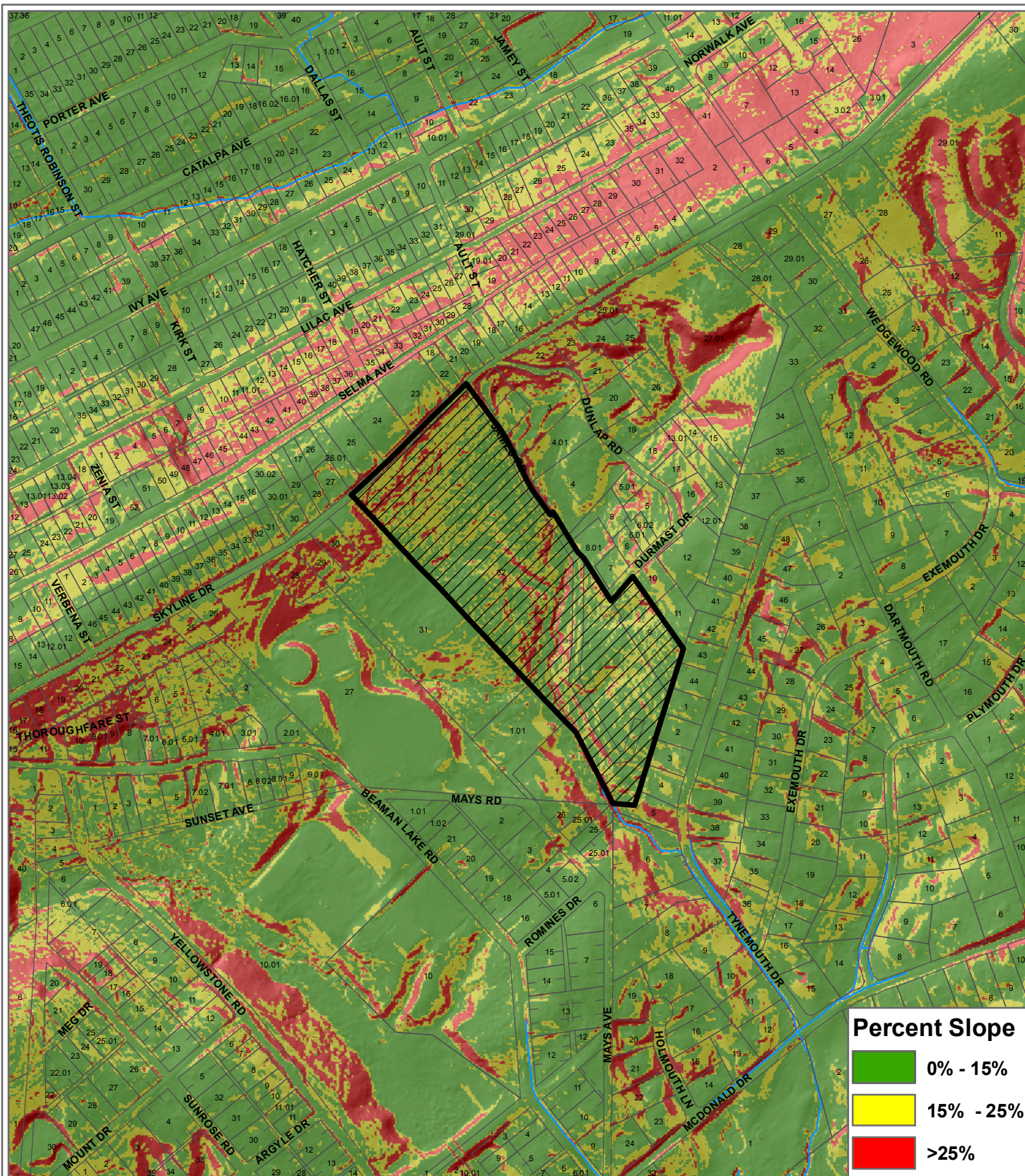


Petitioner: Knoxville Habitat for Humanity

Map No: 83
Jurisdiction: City



Original Print Date: 12/28/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**1-D-10-RZ
REZONING - SLOPE ANALYSIS**

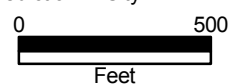
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1-D-10-RZ Slope Analysis

Slope	GridCode	COUNT	Sum_Acres	Percentage
0-15%	1	14905	8.5543	51.24%
15-25%	2	11035	6.3332	37.94%
>25%	3	3148	1.8067	10.82%
Total Acres			16.6942	100.00%