

▶ **FILE #:** 6-D-12-RZ

**AGENDA ITEM #:** 25

**AGENDA DATE:** 6/14/2012

▶ **APPLICANT:** CHRIS MCKINYEN

OWNER(S): Chris McKinyen

TAX ID NUMBER: 106 G C 005

JURISDICTION: City Council District 3

▶ **LOCATION:** West side Francis Rd., south side Bearden View Ln.

▶ **APPX. SIZE OF TRACT:** 0.48 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Bearden View Ln., a local street with 24' of pavement width within 55' of right-of-way, or from Francis Rd., a minor arterial street with 20' of pavement width within 70' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** One dwelling

▶ **PROPOSED USE:** Detached residences

**DENSITY PROPOSED:** 4 du/ac

EXTENSION OF ZONE: Yes, extension of RP-1 from the east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Bearden View Ln. - Residence / RP-1 (Planned Residential)

South: Residence / A-1 (General Agricultural)

East: Francis Rd. - Condominiums / RP-1 (Planned Residential)

West: Vacant residential lots / RP-1 (Planned Residential) @ up to 4 du/ac

NEIGHBORHOOD CONTEXT: This area is developed with low to medium density residential uses under A-1, R-1, RP-1 and R-2 zoning.

**STAFF RECOMMENDATION:**

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

RP-1 zoning is an extension of zoning from three sides, is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY

**GENERALLY:**

1. This site, which is accessed from Francis Rd., is in the vicinity of other properties that are zoned RP-1, including a condominium development to the east.. The large R-2 zoned site to the south allows more intense residential development than would be permitted under the requested RP-1 zoning and density.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
3. RP-1 is a logical extension of zoning from three sides. The applicant intends to add the subject property to the previously approved development to the west, accessed from Bearden View Ln., which is zoned the same as the request

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

1. RP-1 zoning 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, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-1 is the most appropriate zone for this development.

**THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:**

1. RP-1 zoning is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to submit a development plan with up to 2 additional dwelling units for MPC's consideration.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:**

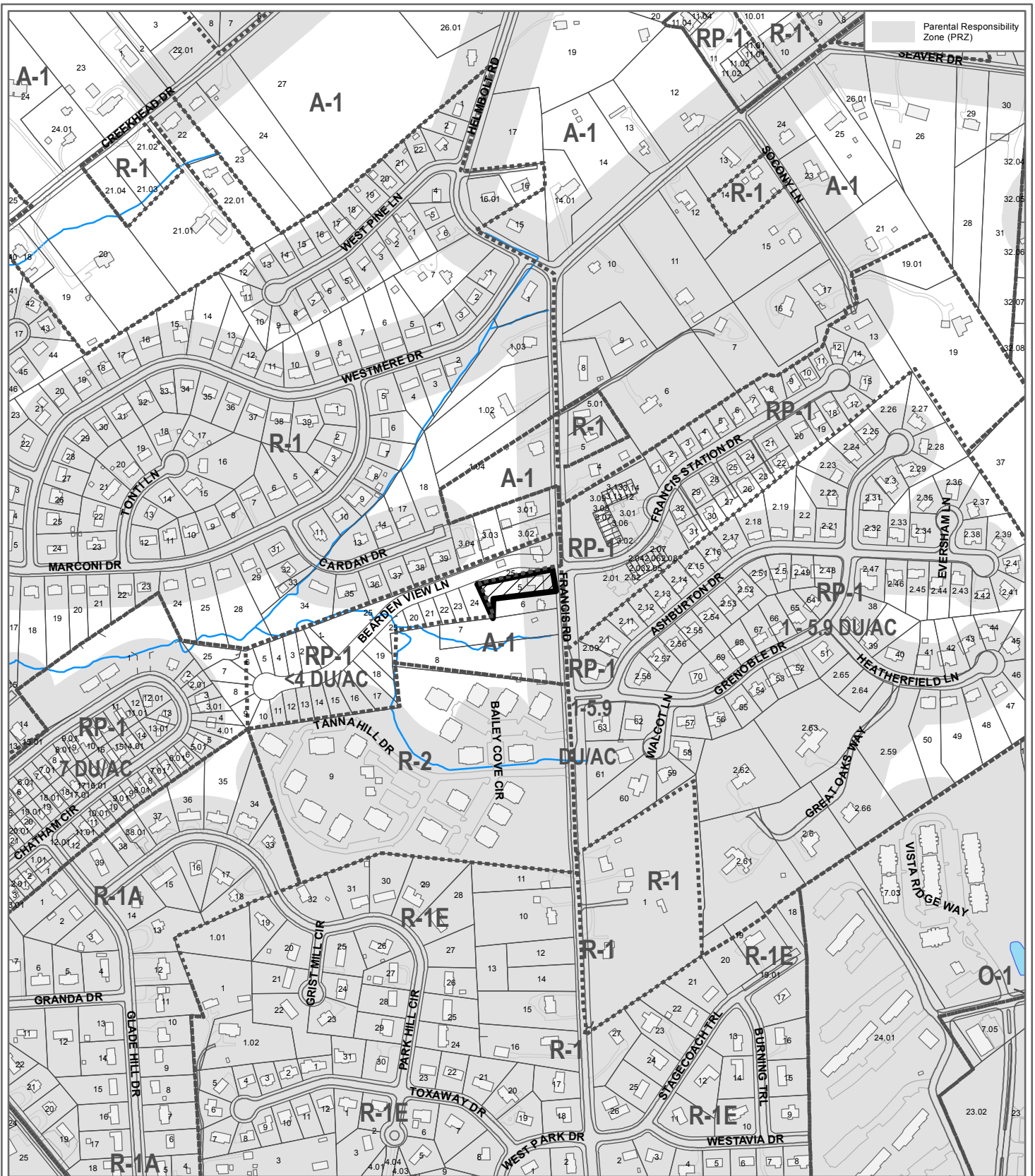
1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the proposed RP-1 zoning at up to 4 du/ac.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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 Engineering and MPC staff.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 7/10/2012 and 7/24/2012. 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.



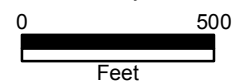
**6-D-12-RZ  
REZONING**

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



Petitioner: McKinyen, Chris

Map No: 106  
Jurisdiction: City



Original Print Date: 5/22/2012  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902