

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

▶ **FILE #:** 12-A-13-RZ

**AGENDA ITEM #:** 24

**AGENDA DATE:** 12/12/2013

▶ **APPLICANT:** PAUL GARRON  
 OWNER(S): CARL PERRY CONSTRUCTION LLC

TAX ID NUMBER: 80 H A 003

JURISDICTION: City Council District 3

STREET ADDRESS: No address assigned

▶ **LOCATION:** North side Pleasant Ridge Rd., east of Lesa Ln.

▶ **APPX. SIZE OF TRACT:** 2.8 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Pleasant Ridge Rd., a minor arterial street with 22' of pavement width within 55-60' of right-of-way.

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

WATERSHED: Third Creek

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

**DENSITY PROPOSED:** 5.9 du/ac

EXTENSION OF ZONE: Yes, extension of RP-1 from the north, south and east.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Condominiums / RP-1 (Planned Residential) at 1-5.9 du/ac

South: Pleasant Ridge Rd. - Pleasant Ridge Elementary School, condominiums / R-1 (Low Density Residential) and RP-1 (Planned Residential) at 1-6 du/ac

East: Condominiums / RP-1 (Planned Residential) at 1-5.9 du/ac

West: Houses / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under RP-1, R-1 and A-1 zoning. Pleasant Ridge Elementary School is located to the south, zoned R-1.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 5.9 du/ac.**

RP-1 zoning at the requested density is consistent with both the One Year Plan and sector plan proposals for the property and is appropriate at this location, with direct access to a minor arterial street in a site adjacent to similar zoning and development.

**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. The proposed RP-1 zoning and density is compatible with the scale and intensity of the surrounding development and zoning pattern. The proposal is a logical extension of zoning from the north, east and southwest. These properties are zoned RP-1 at 5.9 and 6 du/ac.
2. The location of the property along a minor arterial street makes the site more appropriate for the highest allowable density in the low density range. The site also does not have any major slope constraints, which could warrant a lower density.
3. The sector plan and the One Year Plan both propose low density residential uses for the property, consistent with the requested RP-1 zoning and density. The requested density of 5.9 du/ac is just under the maximum allowable under the low density residential plan designation.

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 16 dwelling units for MPC's consideration, which, if developed with detached residential units, would add 7 students to the school system and add 192 trips to the street system.
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 City Sector Plan and the Knoxville One Year Plan propose low density residential uses for this property, consistent with the proposed RP-1 zoning at up to 5.9 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: 192 (average daily vehicle trips)

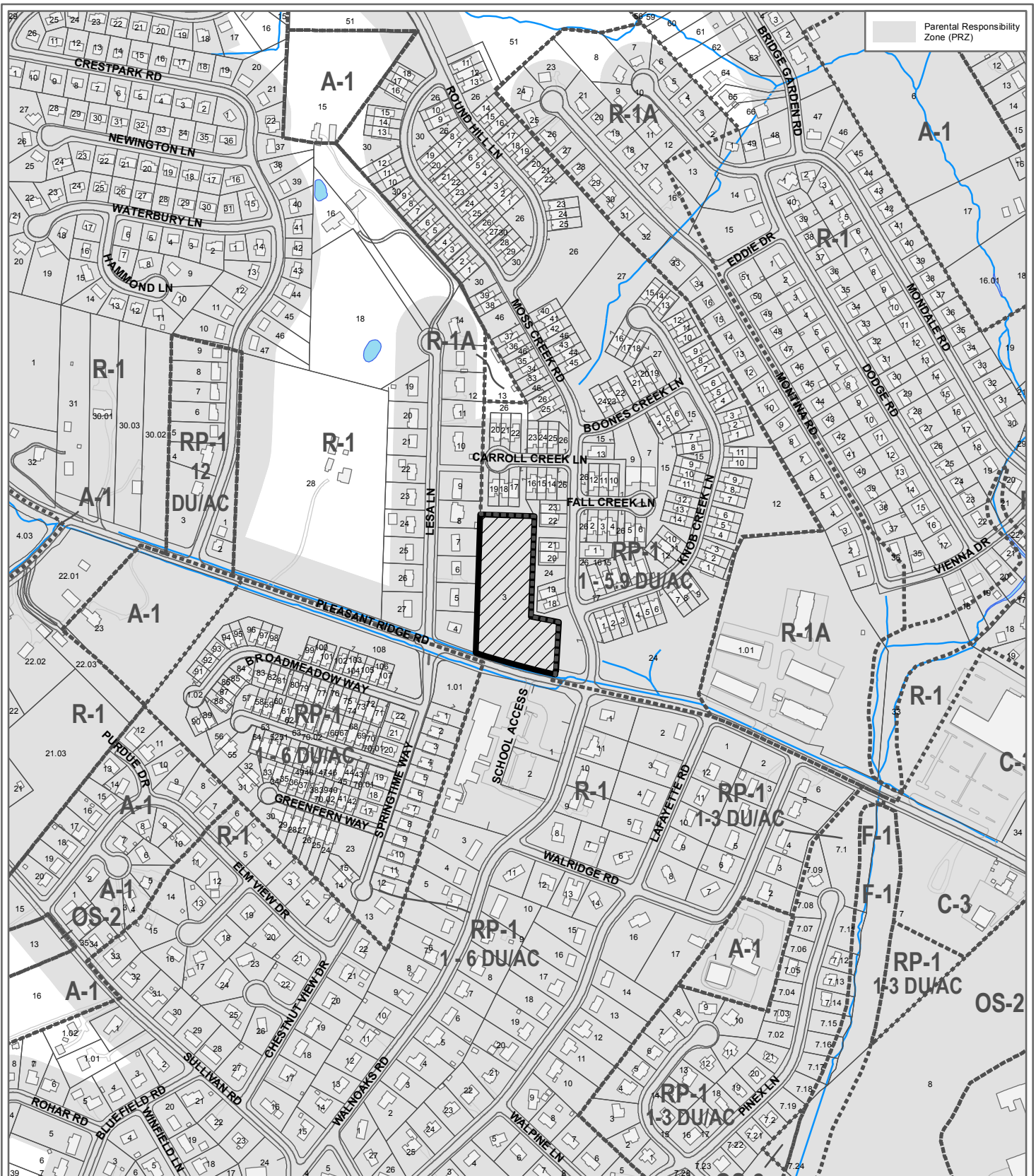
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Karns 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 1/7/2014 and 1/21/2014. 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.



**12-A-13-RZ  
REZONING**

From: R-1 (Low Density Residential)

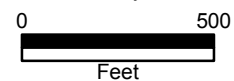
To: RP-1 (Planned Residential)



Petitioner: Garron, Paul

Map No: 80

Jurisdiction: City



Original Print Date: 11/22/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902