

▶ **FILE #:** 10-G-15-RZ

**AGENDA ITEM #:** 41

**AGENDA DATE:** 10/8/2015

▶ **APPLICANT:** RYAN LEVENSON

OWNER(S): Ryan Levenson

TAX ID NUMBER: 131 K A PT. OF 004 PART ZONED A

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS:

▶ **LOCATION:** North end Debusk Ln., north of Victoria Dr.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Debusk Ln., a local street with 18' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Triplex

**DENSITY PROPOSED:** 12 du/ac

EXTENSION OF ZONE: Yes, extension of PR zoning and density from the south.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential) @ up to 12 du/ac

South: Vacant land and office / PR (Planned Residential) @ up to 12 du/ac and OB (Office, Medical & Related Services)

East: Residential subdivision / A (Agricultural)

West: Residential development / PR (Planned Residential) @ up to 12 du/ac

NEIGHBORHOOD CONTEXT: Debusk Ln, is developed with commercial and office uses to the south approaching Kingston Pike, zoned CA, C-3 and OB, which leads north to medium density residential development, zoned PR.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 12 du/ac.**

PR zoning at the requested density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so is appropriate for development at the maximum density allowed under the MDR sector plan designation. The request is a logical extension of zoning and density from the south and west.

## 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 is accessed from Debusk Ln., a local street, about 800 feet north of Kingston Pike., a major arterial street.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for medium density residential uses on the sector plan, consistent with the proposal.
3. The proposed medium density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The site is appropriate to be developed under PR zoning at the maximum permissible density in the MDR category. The site does not have significant slope or other environmental constraints, and has nearby access to a major arterial street.
5. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

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

1. PR 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 PR 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. The proposed addition of this 0.4 acre site to the surrounding PR zoning pattern will have a minimal impact on overall development in the area, allowing only 3 additional dwelling units that could be considered. The site is surrounded on three sides by the same PR zoning at a density of up to 12 du/ac.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. Public water and sanitary sewer utilities are available to serve the site.

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:

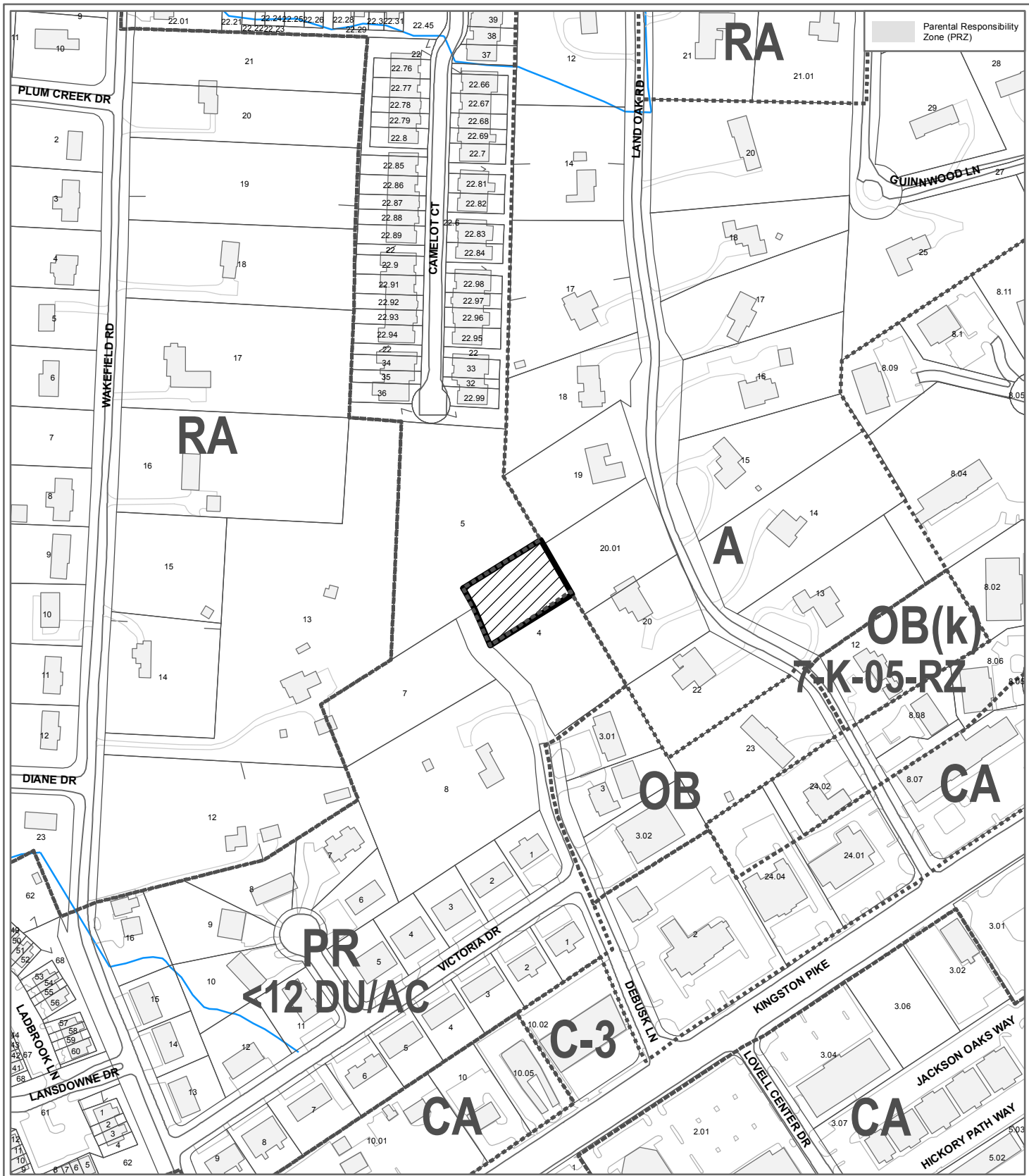
1. The Southwest County Sector Plan proposes medium density residential uses for this property, consistent with the requested PR zoning at up to 12 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request does not appear to violate policies of 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 Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/16/2015. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-G-15-RZ  
REZONING**

From: A (Agricultural)  
To: PR (Planned Residential)



Original Print Date: 9/21/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Levenson, Ryan

Map No: 131  
Jurisdiction: County

