

▶ **FILE #:** 6-I-18-RZ (REVISED)

**AGENDA ITEM #:** 42

**AGENDA DATE:** 6/14/2018

▶ **APPLICANT:** TEKCO, LLC

OWNER(S): A.J. Canizales

TAX ID NUMBER: 80 M A 001

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 4109 Pleasant Ridge Rd

▶ **LOCATION:** West side Pleasant Ridge Rd., north of Sanderson Rd.

▶ **APPX. SIZE OF TRACT:** 6.82 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Pleasant Ridge Rd., a minor arterial street with 25' of pavement width within 50-150' 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:** Residence

▶ **PROPOSED USE:** Residential development

**DENSITY PROPOSED:** 24 du/ac

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

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: I-640 right-of-way / R-1 (Low Density Residential)

South: Detached residential subdivision / R-1 (Low Density Residential)

East: Pleasant Ridge Rd., apartments / RP-1 (Planned Residential)

West: I-640 right-of-way / R-1 (Low Density Residential)

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

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE RP-1 (Planned Residential) zoning at a density of up to 24 du/ac, subject to one condition.**

1. The existing treeline along the interstate and along Pleasant Ridge Rd. must be maintained, and a vegetative, evergreen landscaping screen must be installed along the southern property line adjacent to the detached subdivision to the south.

With the recommended condition, this proposal is appropriate for this site. The RP-1 zoning and density are consistent with the adopted plan proposals of medium density residential for the site. The site is relatively flat and has direct access to a minor arterial street and is in the vicinity of other attached multi-dwelling development under RP-1 zoning. This site is appropriate for the maximum density permitted under the MDR

plan designation.

**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 has access from Pleasant Ridge Rd., a minor arterial street that is adequate to handle the additional trips that would be generated by this development.
2. The property is located in the City Limits of Knoxville on the Growth Policy Plan and is either proposed for medium density residential uses on the applicable plans, consistent with the proposed and recommended zoning and density.
3. RP-1 zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and City Engineering staff can address issues such as landscape screening, traffic circulation, access, slope and stream protection, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

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. Approval of RP-1 zoning at the recommended density will allow the applicant to submit a development plan with up to 163 dwelling units for MPC's consideration. If developed with attached multi-dwelling residential uses, this would add approximately 1480 vehicle trips per day to the street system and would add approximately 3 children under the age of 18 to the school system.
3. Public water and sewer utilities are available to serve the site, and the proposal is consistent with the scale and intensity of the surrounding zoning and development 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. Both the One Year Plan and the Central City Sector Plan propose MDR uses for this site, consistent with the proposed zoning and density.
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: 1480 (average daily vehicle trips)

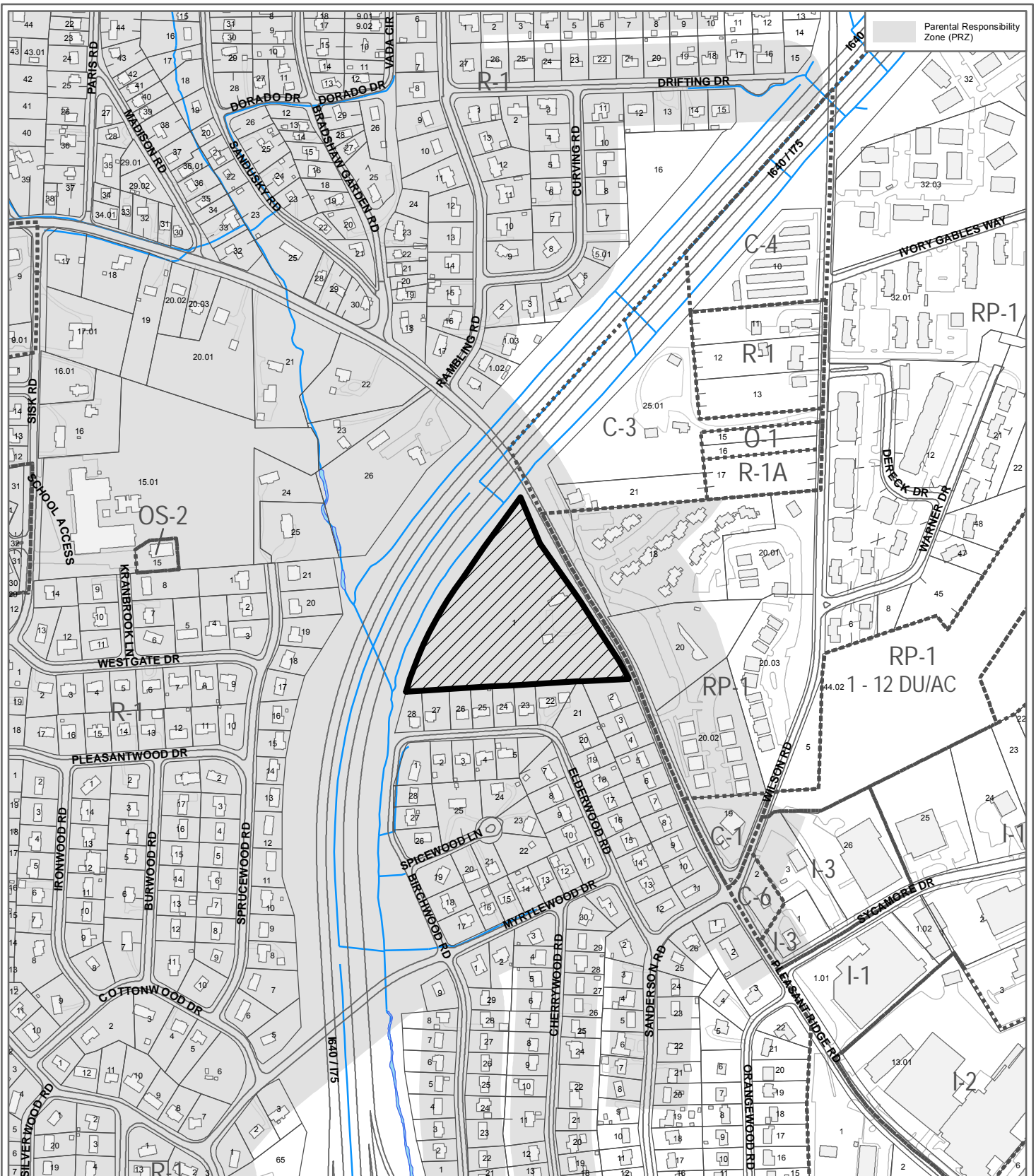
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public school children, ages 5-18 years)

Schools affected by this proposal: West Haven Elementary, Northwest Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2018 and 7/31/2018. 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.



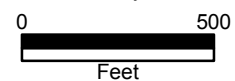
**6-I-18-RZ  
REZONING**

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



Petitioner: TEKCO, LLC

Map No: 80  
Jurisdiction: City



Original Print Date: 5/14/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

# REZONING

## REVISED

Date Filed: 4/27/2018

Name of Applicant: TEKCO, LLC

Meeting Date: 6/14/2018

Application Accepted By: James Reed

Rezoning File Number: 6-I-18-RZ

Plan Amendment File Number:

### PROPERTY INFORMATION

**Street Address:**  
4109 Pleasant Ridge Rd

**General Location:**  
West side Pleasant Ridge Rd., north of Sanderson Rd.

**Tract Size:** 6.82 acres  
**Parcel ID:** 80 M A 001

**Existing Land Use:**  
Residence

**Planning Sector:** Central City  
**Growth Plan:** Urban Growth Area (Inside City Limits)  
**Census Tract(s):** 28  
**Traffic Zone(s):** 149  
**Jurisdiction:** City Council District 3

### PROPERTY OWNER/OPTION HOLDER

A.J. Canizales  
7412 Old Maynardville Pike  
Knoxville, TN 37938  
Telephone: 865-388-1996 Fax:  
Email: ajgeneralcontracting@gmail.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:  
Robert Campbell & Associates  
7523 Taggart Ln  
Knoxville, TN 37938  
Telephone: 865-947-5996 Fax: 865-947-7556  
Email: rcampbell@rgc-a.com

### APPROVAL REQUESTED

Rezoning

**FROM:**  
R-1 (Low Density Residential)

**TO:**  
RP-1 (Planned Residential)

Plan Amendment

### APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: \_\_\_\_\_

A.J. Canizales  
7412 Old Maynardville Pike  
Knoxville, TN 37938  
Telephone: 865-388-1996 Fax:  
Email: ajgeneralcontracting@gmail.com

### PROPOSED USE OF PROPERTY

Residential development

Density Proposed: 24 du/ac

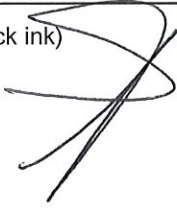
Previous Rezoning Requests:

None noted

5/15/18  
AMB

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

(Please sign in black ink)

A handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping stroke that extends downwards and to the right.

**REZONING**       **PLAN AMENDMENT**

Name of Applicant: TEKCO, LLC

Date Filed: 4/27/18      Meeting Date: 6/14/18

Application Accepted by: James Reed

Fee Amount: \$941      File Number: Rezoning 6-18-RZ

Fee Amount: \_\_\_\_\_      File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 4109 PLEASANT RIDGE RD

General Location: WEST SIDE OF PLEASANT RIDGE ROAD  
NORTH OF WILSON RD

Parcel ID Number(s): CLT 80M GROUP A  
Parcel 001

Tract Size: 6.82 Acres

Existing Land Use: Residential

Planning Sector: Central City

Growth Policy Plan: \_\_\_\_\_

Census Tract: 28

Traffic Zone: 149

Jurisdiction:  City Council 3rd District  
 County Commission ~~\_\_\_\_\_~~ District

**Requested Change**

**REZONING**

FROM: R-1

TO: RP-1

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**

Residential Subdivision

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT

Name: A.J. CANIZALES

Company: TEKCO, LLC

Address: 7412 OLD MAYNARDVILLE PIKE

City: KNOXVILLE    State: TN    Zip: 37938

Telephone: (865) 388-1996

Fax: \_\_\_\_\_

E-mail: ajgeneralcontracting@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville    State: TN    Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: \_\_\_\_\_

PLEASE PRINT

Name: A.J. CANIZALES

Company: TEKCO, LLC

Address: SAME AS ABOVE

City: \_\_\_\_\_    State: \_\_\_\_\_    Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

