

# KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 11-C-18-RZ

**AGENDA ITEM #:** 30

**AGENDA DATE:** 11/8/2018

► **APPLICANT:** CHRIS FORTUNE

OWNER(S): Chris Fortune

TAX ID NUMBER: 94 H Q 002 003

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 512 Richmond Ave

► **LOCATION:** South side of Richmond Ave., east of Richmond Hill Rd and west of Mcteer St.

► **APPX. SIZE OF TRACT:** 3.5 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access from Richmond Ave., a local street with 40' right of way and 20' of pavement width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Single family homes

**DENSITY PROPOSED:** 6 du/ac

EXTENSION OF ZONE: Yes - residential surrounding (R-2 and R-1A)

HISTORY OF ZONING:

SURROUNDING LAND North: Vacant / R-1 (General residential district)

USE AND ZONING: South: Low density residential / R-1A (Low density residential district)

East: Vacant / R-1 (General residential district)

West: Vacant / R-1 (General residential district)

NEIGHBORHOOD CONTEXT: Vacant land with adjacent single family residential and nearby cemeteries.

## STAFF RECOMMENDATION:

► **POSTPONE until the January 10th MPC meeting, as requested by the applicant**

Staff received a request via email on 11/7/2018 to postpone the application until the January 10th MPC meeting.

## 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 Richmond Ave., in the vicinity of other properties that are zoned R-2 and R-1A.
2. The proposed low density (2 du/ac) residential zoning is less than the surrounding area. The recommended density is associated with applying the standards set forth in Knoxville-Knox County Hillside and Ridgetop Protection Plan.
3. 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. Public water and sanitary sewer utilities are available to serve the site.
2. At the requested density of up to 2 du/ac on the 4 acres reported, up to 8 dwelling units could be proposed for the site. If developed with detached residential units, this would add approximately 2 children to the school system.
3. PR zoning at the recommended density is less than with surrounding development and should have a minimal impact on adjacent properties.

**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 Central City Sector Plan proposes low density residential uses for this property, consistent with PR zoning at up to 2 du/ac.
2. The site is located within the Urban Growth Area (Inside City) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

**ESTIMATED TRAFFIC IMPACT:** 54 (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:** 2 (public school children, ages 5-18 years)

Schools affected by this proposal: West View Elementary, Bearden 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 12/4/2018 and 12/18/2018. 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.