

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-F-09-RZ
Application Filed: 11/26/2008
Applicant: WANIS RGHEBI

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side Cate Rd., southeast of Lexi Landing Dr.
Other Parcel Info.:
Tax ID Number: 66 099.04 **Jurisdiction:** County
Size of Tract: 6.58 acres
Accessibility: Access is via Cate Rd., a two-lane, minor collector street with 18' to 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 5 du/ac.
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is part of an emerging low density residential development area of northwest Knox County occurring under PR, RA and Agricultural zones

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: yes
History of Zoning: None noted for this site, but other property in the area has been rezoned to PR for residential development in recent years.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3.5 du/ac. (Applicant requested 5 du/ac).

Staff Recomm. (Full):

Comments:

NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. 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 PR zone is the most appropriate zone for any type of large scale residential development in the County.
2. PR zoning will allow development to be clustered on the less constrained portions of the site, but this may lead to the appearance of a density greater than 3 du/ac.
3. The surrounding area is developed with residential uses of various densities. This proposal, at the requested or the recommended density, is compatible with the scale and intensity of surrounding development and zoning pattern.

CONSISTENCY WITH INTENT AND PURPOSE OF THE 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, if development is clustered in areas away from severe slopes, PR is the most appropriate zone for this proposed development.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the applicant's proposed density of 5 du/ac, up to 33 dwelling units could be proposed for the site. If developed with residential units, this would add approximately 363 trips to the street system and about 17 children to the school system. At the staff's recommended density of 3 du/ac, up to 20 dwelling units could be proposed, adding 1,78 trips and 9 school aged children.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposed low density residential uses and slope protection for the site, consistent with the requested zoning and density. The recommended lesser density accounts for the slope protection recommended for the site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future rezoning requests for low density residential development in the immediate area, especially on A zoned properties. These potential requests would consistent with the sector plan, which proposes low to medium density residential uses in most of the surrounding area.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern 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.

MPC Action: Approved

MPC Meeting Date: 1/8/2009

Details of MPC action:

Summary of MPC action: RECOMMEND that Knox County Commission APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

Date of MPC Approval: 1/8/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/23/2009

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: