

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-S-08-RZ **Related File Number:** 1-D-08-SP
Application Filed: 12/3/2007 **Date of Revision:**
Applicant: HEARTLAND DEVELOPMENT

PROPERTY INFORMATION

General Location: Northwest side Highland View Rd., southwest of Simpson Rd.
Other Parcel Info.:
Tax ID Number: 150 017 **Jurisdiction:** County
Size of Tract: 119.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land under development
Surrounding Land Use:
Proposed Use: Detached residential development **Density:** 2 du/ac
Sector Plan: South County **Sector Plan Designation:** Ag/RR and SLPA
Growth Policy Plan: Rural Area
Neighborhood Context:

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

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

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) at up to 1 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 2 du/ac
Previous Requests: Property was rezoned PR in 2005 (3-L-05-RZ).
Extension of Zone:
History of Zoning:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

DENY the increase in PR (Planned Residential) zoning density from 1 to 2 du/ac.

Staff Recomm. (Full):

PR at the recommended density is an extension of zoning from the east and is compatible with surrounding development. The sector plan proposes agricultural and rural residential uses and slope protection for the site. Staff maintains its recommendation from 2005 that this site should not be developed at a density of greater than 1 du/ac.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located adjacent to a residential subdivision to the east, developed under PR zoning at around 1.26 du/ac. Several Agriculturally zoned properties on the north and south sides of Highland View Dr. in the area have lot sizes of less than 1 acre, but the majority of parcels in the area have areas of greater than 1 acre.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. Staff maintains its recommendation from 2005 that this site should not be developed at a density of greater than 1 du/ac, because of slope constraints, sector plan consistency and compatibility issues.
4. A concept plan was approved by MPC in October, 2007 for 119 dwelling units on this site, consistent with the current zoning and density. (10-SC-07-C). That review revealed the presence of a couple large sinkholes on the site, which will require 50' setbacks for any structures. There were also some potential issues with the subsurface sewage disposal systems proposed, further limiting the developable areas of the site. Increasing the density of development will only exacerbate those issues. However, the applicant has indicated that if the requested density is approved, sanitary sewer would be extended to serve the development.

THE EFFECTS OF THE PROPOSAL

1. Public water is available at the site. The applicant has indicated that the current proposal to increase the allowable density will include connecting the development to sanitary sewer, which would have to be extended from the east near Chapman Hwy. With no sewer, the minimum allowable lot size would be 20,000 square feet, with approval of the Knox County Health Department.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 119 dwelling units to be proposed on the site. That number of detached dwellings would add approximately 1,217 vehicle trips per day to the street system and would add approximately 45 children school aged children to the school system. The applicant's requested density of up to 2 du/ac would allow for a maximum of 239 dwelling units to be proposed on the site. That number of detached dwellings would add approximately 2,311 vehicle trips per day to the street system and would add approximately 90 school aged children to the school system.
3. If this request is approved, a new traffic impact study may be required if more than the 119 already approved lots are proposed as part of the overall development.
4. Based on the attached slope analysis, about 46% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.
5. The staff recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all Growth Policy Plan requirements for approval of PR zoning at up to 1 du/ac. The maximum density that may be allowed under the Growth Policy Plan policies would be 2 du/ac, if the site is not affected by slope constraints.

3. This request may lead to future requests for increased PR zoning densities in the future on large lot, agricultural properties in the 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:** 1/10/2008
Details of MPC action: APPROVE PR (Planned Residential) zoning with a maximum 175 dwelling units
Summary of MPC action: APPROVE PR (Planned Residential) up to a maximum of 175 dwelling units
Date of MPC Approval: 1/10/2008 **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: 2/25/2008 **Date of Legislative Action, Second Reading:** 3/24/2008
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Postponed **Disposition of Case, Second Reading:** Approved as Modified
If "Other": **If "Other":**
Amendments: **Amendments:**
PR up to 1.47 du/ac approved
Date of Legislative Appeal: **Effective Date of Ordinance:**