# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 1-U-05-RZ Related File Number: 1-B-05-SP

Application Filed: 12/13/2004 Date of Revision:

Applicant: ROBERT G. CAMPBELL

Owner:



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

#### **PROPERTY INFORMATION**

**General Location:** West side Maloneyville Rd., south of McNeely Rd.

Other Parcel Info.:

Tax ID Number: 30 208.11, 208.12 Jurisdiction: County

Size of Tract: 54.57 acres

Accessibility:

# **GENERAL LAND USE INFORMATION**

Existing Land Use: Residences and vacant land

**Surrounding Land Use:** 

Proposed Use: Single family detached subdivision Density: 3 du/ac

Sector Plan: Northeast County Sector Plan Designation: Agricultural / Rural Residential

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: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

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

APPROVE PR (Planned Residential) zoning. Staff Recomm. (Abbr.):

APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): PR zoning at the requested density is compatible with other residential development in the area,

developed under RA and RB zoning.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. This site is located within 1,000 feet of a residential subdivision to the north, developed under RB zoning at around 2 du/ac. To the south, at Wise Springs Rd. and Washington Pike is a condominium development, zoned PR at 1-5 du/ac and some RA and PR (1-3 du/ac) zoning.

2. The proposed zoning and density of 1 to 3 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern.

3. There are other properties in the area developed with residential uses under A, RA, RB and PR zoning.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water is available at the site, as indicated by the attached letter from Northeast Knox Utility District. Sanitary sewer will have to be extended from Wise Springs Rd. to the west to serve the proposed development. The applicant has provided a letter from KUB that states that the sewer can be extended to serve this development.
- 2. The proposed PR zoning at a density of up to 3 du/ac would allow for a maximum of 163 dwelling units to be constructed on the site. That number of units, if single family detached, would add approximately 1,630 vehicle trips per day to the street system and would add approximately 95 children under the age of 18 to the school system. Since the property is located in the Rural Area on the Growth Policy Plan, a traffic study was submitted for staff review, per the Growth Policy Plan requirements. The applicant will be expected to incorporate the recommendations of the traffic study into the development of the property as further plans are developed.
- 3. The impact to surrounding properties should be minimal.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended amendment to the Northeast County Sector Plan to LDR, the zoning is consistent with the sector plan.
- 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 3 du/ac.
- 3. This request may lead to future requests for low density residential sector plan and zoning designations 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: 1/13/2005

**Details of MPC action:** 

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 1/13/2005 Date of Denial: Postponements:

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| Date of Withdrawal: | Withdrawn prior to publication?: | <b>Action Appealed?</b> |
|---------------------|----------------------------------|-------------------------|
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# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/28/2005 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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