

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-X-05-RZ **Related File Number:**
Application Filed: 12/13/2004 **Date of Revision:**
Applicant: COBIA PROPERTIES, INC.
Owner:

PROPERTY INFORMATION

General Location: East side Bell Rd., south of Brackett Rd.
Other Parcel Info.:
Tax ID Number: 20 101 **Jurisdiction:** County
Size of Tract: 28.48 acres
Accessibility: Access is via Bell Rd., a major collector street with 19' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Condominiums and single family detached residential development **Density:** 5 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is largely undeveloped with a few rural residential dwellings. Surrounding zoning includes Industrial, Agricultural, PR and RA.

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

Street: 7732 Bell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 1-5 du/ac
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the west.
History of Zoning: MPC approved PR zoning at 1 and 3 du/ac on 12/8/94 for the subject property and parcel 101.02 to the west (12-L-94-RZ) and RA on parcel 100.11 to the north on June 14, 2001 (6-D-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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

Staff Recomm. (Abbr.):

APPROVE an increased density of 1 to 3 du/ac. (Applicant requested 5 du/ac.)

Staff Recomm. (Full):

PR zoning at up to 3 du/ac is a logical extension of residential zoning from the north and west and is more compatible with surrounding density than the requested 5 du/ac.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern than the requested density.
2. The recommended density is a logical extension of the PR zoning and density from the west. There are also RA and PR zoned properties to the north of the site.
3. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
4. The subject property was rezoned from I to PR on December 8, 1994 and was approved for a density of 1 du/ac. However, since that time, the sector plan has been updated to propose low density residential uses for this property. In addition the Growth Policy Plan designates this site for Planned Growth. Bell Rd. has sufficient pavement width to support additional residential density and sewer can be extended to serve this property. Also in 1994, parcel 101.02, on the west side of Bell Rd., was rezoned to PR at up to 3 du/ac. On June 14, 2001, MPC approved RA zoning on parcel 100.11 to the north.
5. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water is available in the area to serve this site. Sewer will have to be extended from the south to serve the site.
2. At the recommended acreage and density, up to 85 dwelling units could be proposed for the project. The development of single family detached dwellings would add approximately 850 vehicle trips per day to the street system and about 49 children under the age of 18 to the school system. The applicant's proposed density would allow up to 142 additional dwelling units, which would generate approximately 1,420 vehicle trips per day and about 83 children.
3. The existing quarry on the site will not count toward the total acreage to be used for density calculations. This will reduce the above number of units, trips and additional children to be served by area schools.
4. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan / use on review process.
5. The northern portion of the site is designated for slope protection by the sector plan. The applicant will be expected to comply with the sector plan policies regarding slope protection areas when submitting development plans. This and other factors may prohibit the property from being developed at the maximum approved density.
5. Under the recommended PR zoning and density, the impact to adjacent properties will be minimized through the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning on properties in this area in the

future, consistent with the sector plan proposal.

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 an increased density of 1 to 3 dwelling units per acre

Date of MPC Approval: 1/13/2005 **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: 2/28/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: