

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: 10-F-04-RZ **Related File Number:** 10-C-04-SP
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Early Rd., northeast of Signal Point Rd.
Other Parcel Info.:
Tax ID Number: 169 33, 33.01 **Jurisdiction:** County
Size of Tract: 142.97 acres
Accessibility: Access is via Early Rd., a local street with 15 to 17' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 2 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This sloping wooded site is surrounded by rural residential development that has developed under Agricultural zoning.

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: No
History of Zoning: None noted

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density up to 1 dwelling per acre (Applicant requested 2 du/ac.)

Staff Recomm. (Full): PR zoning at up to 1 du/ac. is consistent with surrounding rural residential development and Agricultural and PR zoning. The sector plan and the Growth Policy Plan propose rural residential development for this site. The Growth Policy Plan allows consideration of densities of 1 to 3 dus/ac for property within the rural area when the property can be provided with public water and sewer service, the developers can show by a traffic analysis that the project can meet the standards of Knox County Engineering and Public Works Department for adequate access to the connecting collector and arterial system to the Urban Growth Boundary, and the development will not unreasonably impair traffic flow along arterial roads through the adjacent Planned Growth Area.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. PR zoning at up to 1 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern, and the steep slopes associated with much of this site. (See attached slope map.)
2. Other properties in the immediate area are developed with residential uses under A and PR zoning.
3. 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 and sewer utilities are available in the area and may be extended to serve this site.
2. At the recommended acreage and density, up to 142 dwelling units could be developed on the subject property. The development of single family detached dwellings would add approximately 1420 vehicle trips per day to the street system and about 119 children under the age of 18 to the school system.
3. This section of Early Rd., has a marginal pavement width, as narrow as 15 feet in some sections. Some road widening improvements may be required as part of the development plan review process. The site may have inadequate sight distance along Early Rd., that will have to be certified from the proposed access point to the development.
4. Under the recommended PR zoning and density, the impact to adjacent properties will be substantial, but the impact may be assessed as part of the concept and use on review application at the next stage of the process.
5. The applicant's traffic impact analysis shows that the S. Northshore Dr an arterial street within the adjacent Planned Growth Area will be adversely impacted by the additional traffic generated by this development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes rural residential uses for the site, consistent with the staff recommendation on this proposal.
2. The site is located within the Rural Area of Knox County on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for residential zoning 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: 11/10/2004

Details of MPC action:

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

Date of MPC Approval: 11/10/2004

Date of Denial:

Postponements: 10/14/2004

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/20/2004

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: