

# 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-G-08-RZ      **Related File Number:** 10-A-08-SP  
**Application Filed:** 9/2/2008      **Date of Revision:**  
**Applicant:** FALCONNIER DESIGN CO.

### PROPERTY INFORMATION

**General Location:** South side Smith School Rd., southeast and northwest sides Will Merritt Rd., northwest side North Doane Ln., south of I-40

**Other Parcel Info.:**

**Tax ID Number:** 86 148 OTHER: 087-041      **Jurisdiction:** County

**Size of Tract:** 253 acres

**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural and vacant land

**Surrounding Land Use:**

**Proposed Use:** Residential subdivision      **Density:** 2 du/ac

**Sector Plan:** East County      **Sector Plan Designation:** Ag/RR, STPA & 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:** 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:**

## **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.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 1 du/ac, consistent with the current sector plan.

Staff Recomm. (Full):

PR zoning requires MPC approval of a site plan prior to development, which will allow the community and MPC staff to review the site plan and comment on it prior to any construction on site. Alterations in the site plan could be requested, which could include an expansion of the adjacent community park, establishment of greenways or providing other public amenities and/or open spaces as part of the project. The density is limited to 1 du/ac in order to remain consistent with the current sector plan.

Comments:

REZONING REQUIREMENTS:

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

1. The subject property is surrounded by agricultural zoning, which allows residential development on 1 acre minimum lot sizes. The PR zone at the recommended density allows more flexible development of the site at a density consistent with the surrounding area and the sector plan.
2. 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.
3. The site has some natural characteristics that may limit development. The site has approximately 30 acres that are located either within the floodway or containing a pond. In addition, approximately 34% of the site (81 acres) has slopes of greater than 25%. 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 1 du/ac.
4. The requested density of 2 du/ac is not consistent with the scale and intensity of surrounding development and zoning.

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 the overall density is limited to the recommended density of 1 du/ac, this is an appropriate site for PR zoning and development.

THE EFFECTS OF THIS PROPOSAL

1. Public water is available to serve the site, but it is unclear whether capacity exists for the proposed density. Sanitary sewer is not currently available to the site and may need to be provided by a "self contained system" on site. The applicant has provided the attached letter from KUB that addresses electric, water, gas and wastewater utilities.
2. At the applicant's proposed density of 2 du/ac, up to 506 dwelling units could be proposed for the site. If developed with single unattached dwellings on individual lots, this would add approximately 4,607 trips to the street system and about 197 children to the school system. At the staff's recommended density of 1 du/ac, up to 253 dwelling units could be proposed, adding 2,435 trips and 98 school aged children. Since either development density has the potential to generate more than 750 trips, at least a Level I and possibly a Level II traffic study will be required to be submitted and reviewed along with the development plan.
3. This slope and stream constrained site is in the midst of rural residential and undeveloped land

where a low density residential land use proposal and development at up to 2 dwellings per acre will appear much more intense and out of character with the established or proposed residential development pattern.

4. PR zoning at up to 1 du/ac will allow consideration of more flexible development alternatives with overall densities that would be more compatible with the rural character of the area. The recommendation gives the applicant the opportunity to submit a plan for up to 253 dwelling units, which could be clustered in any portion of the site. A rezoning application for greater density would be required for consideration of more dwelling units in the future.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The requested sector plan amendment to LDR (Low Density Residential) is required in order to approve a density of any more than 1 du/ac for this site. The current East County Sector Plan proposes agricultural and rural residential uses, as well as slope and stream protection, for the site. Staff feels that this should be maintained, based on current conditions. This sector plan is currently being updated and staff would encourage the applicant to participate in that process.

2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan map, and is not contiguous with the Planned Growth Area. The staff recommendation meets the Growth Policy Plan requirements for approval in the Rural Area. A density of 2 du/ac is the maximum density that may be considered for a property that is in the Rural Area, but not contiguous with the Planned or Urban Growth Areas. The Urban Growth Area is located approximately 1,000 feet to the northwest of the site around the Midway Rd./I-40 interchange. Traveling to the Urban Growth Area by way of public streets, the distance is about 3,400 feet by way of Will Merritt Rd. west and Midway Rd north.

3. Approval of these requests may lead to future sector plan and zoning requests for low density residential development in the immediate area. The closest area designated for LDR development is to the northwest, southeast of the Midway Rd./I-40 interchange. The update of the East County Sector Plan is currently underway, so the current plan proposals are subject to change.

**MPC Action:** Approved as Modified

**MPC Meeting Date:** 10/9/2008

#### Details of MPC action:

**Summary of MPC action:** RECOMMEND THAT KNOX COUNTY COMMISSION APPROVE PR (PLANNED RESIDENTIAL) ZONING AT A DENSITY UP TO 1 DWELLING UNIT PER ACRE CONSISTENT WITH THE CURRENT SECTOR PLAN.

**Date of MPC Approval:** 10/9/2008

**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:** 12/15/2008

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":** 11/17/2008 Postponed

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**