# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 10-O-07-RZ Related File Number:

**Application Filed:** 9/4/2007 **Date of Revision:** 

**Applicant:** R & R ASSOCIATES PROPERTY GROUP INC.



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

General Location: Northeast side Greenwell Rd., northwest of Crystal Point Dr.

Other Parcel Info.:

Tax ID Number: 37 142.15 Jurisdiction: County

Size of Tract: 4.09 acres

Accessibility: Access is via Greenwell Rd., a major collector street with 17' of pavement width within 60' of right of way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Detached residential Density: 3 du/ac

Sector Plan: North County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Rural Area

Neighborhood Context: This area is developed with residential uses under A, RA and PR zoning.

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

Street: 8126 Greenwell Rd

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:** Yes, extension of PR from the northeast

History of Zoning: None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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.):** APPROVE PR (Planned Residential) zoning.

APPROVE a density of up to 3 du/ac.

Staff Recomm. (Full): PR at the recommended density is compatible with surrounding development and with the sector plan

proposal for the property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with the surrounding residential development

and zoning pattern and is consistent with the current sector plan proposal for the site.

2. The property has direct access to Greenwell Rd., which is a major collector street, sufficient to

handle the additional traffic generated by the is development.

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 to serve the site.

2. At the applicant's requested density, up to 12 dwelling units could be proposed on the subject property. The development of detached dwellings would add approximately 147 vehicle trips per day to the attent applicant and about 6 applicant as the applicant as the applicant and approximately 147 vehicle trips per day to

the street system and about 6 school aged children to the school system.

3. Based on the attached slope analysis, about 60% of the site has slopes of 15% or greater, with 14.5% of that having slopes of over 25%. The general plan proposes limiting densities to no more than 2 du/ac in areas having slopes of greater than 15%. The maximum density allowable for this site, based on the Growth Policy Plan designation of this site as Rural Area, is 3 du/ac. In the steeper slope 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. Any site plan submitted for review must show development that respects the steep slopes.

4. The recommended zoning and density 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 North County Sector Plan proposes low density residential uses for the site, consistent with the staff's recommended PR zoning and density.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Growth Policy Plan policies, applied to this site, would not allow a density of more than 3 du/ac. The Planned Growth Area is located across Greenwell Rd. from this site.

3. If approved at the requested density, this request may generate similar requests for low density residential zoning and densities in the future on surrounding Agricultural zoned properties.

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: 10/11/2007

Details of MPC action:

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

Date of MPC Approval: 10/11/2007 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: 11/19/2007 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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