

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: 10-R-05-RZ **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: PBM PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southwest side Dogwood Rd., southeast of Solway Rd.
Other Parcel Info.:
Tax ID Number: 89 146 **Jurisdiction:** County
Size of Tract: 9.75 acres
Accessibility: Access is via Dogwood Rd., a local street with 20' of pavement width within 170' of Pellissippi Pkwy. right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area surrounding this heavily wooded site is developed with rural residential dwellings and a church under A zoning. To the north of the site, at the intersection of Solway Rd. and Pellissippi Pkwy., there is some commercial development, zoned CA and CA/TO.

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac.

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

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with rural to low density residential uses under A and RA zoning.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
3. The site is located near Pellissippi Pkwy. and Solway Rd. and is designated for low density residential development on the sector plan.
4. 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 requested density, up to 29 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 290 vehicle trips per day to the street system and about 20 children under the age of 18 to the school system.
3. Required sight distance on Dogwood Rd. appears to be available for access to the development, but will need to be certified on the development plan. The pavement width of Dogwood Rd. from this site north to Solway Rd. is sufficient for this development. The Dogwood Rd. pavement width decreases considerably to the south of the site. However, it is anticipated that most of the traffic will be coming to and from the north at Solway Rd. to enter and exit this proposed development. MPC and Knox County Engineering may require widening of the street south of the access drive as part of the concept plan/use on review process.
4. About one-third of the site is designated as slope protection area on the sector plan. Slightly more than 10% of the site has slopes of more than 25%, as shown on the attached slope analysis. In these 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. Because of the site's slope constraints, development at up to the approved density may not be possible.
5. The proposal 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 Northwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with this 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 PR zoning in this area in the future on properties which are designated for low density residential use by the sector plan.

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: 10/13/2005

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: 10/13/2005

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: 11/21/2005

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: