# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 10-R-06-RZ Related File Number: 10-C-06-SP

**Application Filed:** 9/5/2006 **Date of Revision:** 

Applicant: VOLUNTEER DEVELOPMENT

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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: Northwest side Yarnell Rd, west of N. Campbell Station Rd.

Other Parcel Info.:

Tax ID Number: 130 A A 002 Jurisdiction: County

Size of Tract: 145 acres

Accessibility:

# **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Residential subdivision Density: 3 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

Street: 11931 Yarnell 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:

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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 up to 2 du/ac. (Applicant requested 3 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is compatible with the surrounding zoning pattern and is

consistent with the policies of the Growth Policy Plan for the Rural Area. The recommended amendment to the sector plan to low density residential would permit consideration of PR zoning at a density of either 2 or 3 du/ac, but the recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this property, which is not

contiguous with the Planned Growth Area.

Comments: This report has been revised since MPC approval to reflect the correct portion of site at an acreage of

62 acres. The maps were correct, but the report reflected the acreage for the entire parcel (145 acres)

that was on the original application.

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. PR zoning at the recommended density is similar in intensity to the adjacent RA zoning to the east, but the requested PR is preferable because of the flexibility in lot sizes and subdivision design, as well as the required use on review approval of development plans by MPC. RA zoning allows a minimum lot size of 10,000 square feet with sewer and 20,000 square feet without sewer.
- 2. PR zoning at up to 2 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern.
- 3. A site to the east, on the south side Yarnell Rd., east of N. Campbell Station, was approved earlier this year for a low density residential plan designation and PR zoning at 1 to 3 du/ac.
- 4. PR zoning will require MPC concept plan and 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. It will also identify the types of residential units that may be constructed.

# THE EFFECTS OF THE PROPOSAL

- 1. Public water is available at the site. Sewer utilities are available in the area to serve the site, but will need to be extended to this property. The applicant has provided the attached letter from West Knox Utility District indicating that water and sewer utilities can be extended to the site to serve the proposed development.
- 2. At the staff's recommended density, up to 124 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,240 vehicle trips per day to the street system and about 74 children under the age of 18 to the school system. At the applicant's requested density, up to 186 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,860 vehicle trips per day to the street system and about 111 children under the age of 18 to the school system.
- 3. Since the site is located in the Rural Area on the Growth Policy Plan, a traffic impact letter will be required to be submitted with the concept plan / use on review applications. If more than 75 units are proposed, a full traffic impact study will need to be provided, as well as meeting the requirements of the Growth Policy Plan for rezonings in the Rural Area. This site has access to Yarnell Rd., a major collector street with 20' of pavement width that leads back to the Planned Growth Area to the east. N. Campbell Station Rd. is a minor and major arterial street leading to the Urban Growth Area of Farragut to the south.
- 4. 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

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- 1. With the recommended amendment to low density residential, the rezoning is consistent with the Northwest County Sector Plan.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The recommended zoning and density meets all requirements for rezoning within the Rural Area, but the requested density of 3 du/ac is not consistent with the policies of the Growth Policy Plan, which require that the subject property be contiguous to other property designated either Planned or Urban Growth Areas. The recommended density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Policy Plan for this non-contiguous property.
- 3. This request may generate similar requests for low density plan designations and PR zoning in this area in the future on properties in this area.

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: 10/12/2006

Details of MPC action: APPROVE a density of up to 3 du/ac.

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

Date of MPC Approval: Date of Denial: 10/12/2006 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Commission** 

Date of Legislative Action: 11/20/2006 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:** 

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