

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-S-05-RZ **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Carmichael Rd., southwest of Pellissippi Pkwy.
Other Parcel Info.:
Tax ID Number: 117 038 **Jurisdiction:** County
Size of Tract: 13.64 acres
Accessibility: Access is via Carmichael Rd., a minor collector street with 19' of pavement width within 50' of 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: This area is developed primarily with rural residential dwellings under A and A/TO zoning. There is a church and a telecommunications tower located to the north of the site, zoned A/TO.

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

Street: 10900 Carmichael Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
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) / TO (Technology Overlay) zoning.
APPROVE a density of 1 to 2 du/ac. (Applicant requested 1-3 du/ac.)

Staff Recomm. (Full): PR/TO zoning at the recommended density is compatible with surrounding development, is consistent with the sector plan and is appropriate considering the slope characteristics of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended lesser density is more compatible with the scale and intensity of the surrounding rural residential development and zoning pattern and is consistent with the sector plan proposal for the site.
2. The recommended lesser density reduces the impact on surrounding land uses and takes into account the steep slopes in portions of the site, allowing for a more compatible development and preservation of the steep slope areas.
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 staff's recommended density, up to 27 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 270 vehicle trips per day to the street system and about 19 children under the age of 18 to the school system. At the applicant's requested density, up to 40 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 400 vehicle trips per day to the street system and about 28 children under the age of 18 to the school system.
3. Based on the attached slope analysis, about 35.8% of the site has slopes of 25% or greater. 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.
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 Northwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within Technology Overlay district, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) will also be required for this rezoning proposal. TTCDA will consider this proposal at their October 10, 2005 meeting.
4. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential 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:** 10/13/2005
Details of MPC action: APPROVE a density of 1 to 2.5 du/ac.
Summary of MPC action: APPROVE PR (Planned Residential) / TO (Technology Overlay) at a density of 1 to 2.5 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:**