

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-U-07-RZ **Related File Number:** 10-F-07-SP
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: LEGACY DEVELOPMENT

PROPERTY INFORMATION

General Location: North side Brackett Rd., northwest of E. Emory Rd., northeast of Bell Rd.
Other Parcel Info.:
Tax ID Number: 20 132.07 **Jurisdiction:** County
Size of Tract: 34.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 2 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** Agricultural/Rural Residential and Slope Protection
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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning
APPROVE a density of up to 2 dwelling per acre.

Staff Recomm. (Full):

PR zoning will permit the applicant to submit a development proposal for this site that can address the environmental constraint of steep slopes and stream protection found on this site, as well as compatibility with the character of surrounding rural residential development. 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 density of 2 du/ac is the maximum that may be permitted under the Rural Area policies of the Growth Plan for this property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at a density up to 2 du/ac will allow development that is compatible with the scale and intensity of the surrounding rural residential development pattern.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, sight distance, drainage, slope, lot layout and other development concerns can be addressed.
3. The Growth Policy Plan restricts development in the rural area to densities of 1 dwelling per 2 acres on steep slopes (25% or greater) and 1 acre minimum lot sizes on moderate slopes (15-25%). Approximately 12% of the site is characterized by steep slopes and 31% has moderate slopes. Approximately 19.3 acres, or 57% of the site, would be appropriate for low density development at 1 -3 dwellings per acre. (See attached map.) A density of 2 dwelling per acre would be more in keeping with the Growth Policy Plan guidelines.

THE EFFECTS OF THE PROPOSAL

1. Hallsdale Powell reports that public water and sewer utilities can be made available to serve the site, but at the developer's expense. (See attached letter.)
2. PR zoning at up to 2 du/ac would allow a maximum of 69 dwelling units. Approximately 737 new vehicle trips would be generated and approximately 30 school-aged children would be added to the school system.
3. Since the subject property is located in the Rural Area, the applicant was required to submit a traffic impact study as part of this request (see attached study). According to the Knox County Department of Engineering and Public Works, the applicant will be required to provide a 3-way stop at the proposed entrance onto Brackett Rd. due to severely limited sight distance. This requirement will help alleviate the existing traffic situation located at the 90 degree curve in Brackett Rd. which is the location of the proposed subdivision entrance.
4. PR zoning at 2 du/ac would allow more intensive residential development that is found in the immediate area along Brackett Rd., but will be compatible with the scale and intensity of other residential development found in the surrounding area and along E. Emory Rd. and Bell Rd.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes Agricultural and Rural Residential, Slope Protection and Stream Protection. The developer of the property should understand that such constraints may not allow development of the property at the approved density.
2. Since the subject property adjoins the Planned Growth Area to the south, PR zoning at up to 2 dwellings per acre would be consistent with the development potential of those properties.
3. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan which allows consideration of PR zoning at up to 2 du/ac where urban services can be extended to serve the site, and the development will not unreasonably impact traffic flow from the subject site through the Planned Growth Area.

MPC Action:

Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of up to 1.5 dwelling units per acre.

Date of MPC Approval: 10/11/2007

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: 11/19/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

PR up to 2 du/ac

Date of Legislative Appeal:

Effective Date of Ordinance: