

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

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File Number: 10-V-05-RZ **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: G.W. KOONTZ
Owner:

PROPERTY INFORMATION

General Location: Southeast side W. Beaver Creek Dr., southwest of Lyngate Blvd.
Other Parcel Info.:
Tax ID Number: 67 047 **Jurisdiction:** County
Size of Tract: 47.3 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with 35' of pavement width (2 lanes with right turn lane) within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family attached and detached residential **Density:** 3.5 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential and Light Industrial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section W. Beaver Creek Dr. is developed with rural, low and medium density residential uses under A, RA and PR zoning. Crown College, Temple Baptist Church and DeRoyal Industries are also located in the area, zoned OB and I.

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

Street: 2318 W Beaver Creek Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: LI (Light Industrial)
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 3.5 du/ac.

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

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposal is consistent with the sector plan designation for the site and is located within the Planned Growth Area on the Growth Policy Plan map.
2. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
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 requested density, up to 165 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,650 vehicle trips per day to the street system and about 108 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. Adequate sight distance from proposed access points will need to be certified on the development plans. Two access points may be required if the proposed development exceeds 150 units.
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

1. The North County Sector Plan proposes a split of low density residential in the south portion and light industrial in the north portion of the site. The proposed rezoning to PR was considered an extension of the LDR plan designation, and did not require a sector plan amendment.
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 and are located in the Planned Growth Area on the Growth Policy 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 3.5 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: