

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: 11-A-05-RZ **Related File Number:**
Application Filed: 9/15/2005 **Date of Revision:**
Applicant: B & J ENTERPRISES
Owner:

PROPERTY INFORMATION

General Location: Southeast side George Williams Rd., northeast of Fox Rd.
Other Parcel Info.:
Tax ID Number: 144 009 **Jurisdiction:** County
Size of Tract: 27 acres
Accessibility: Access is via George Williams Rd., a major collector street with 20' of pavement width within 50-60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 4 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential and Slope Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with rural and low density residential uses under A, RA and PR zoning.

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

Street: 9750 George Williams 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: Yes, extension of PR from the northeast.
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. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended lesser density is more 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 residential development and is consistent with the sector plan proposal for the site. Two subdivisions, 'Hidden Glen' to the west and 'Woods at West Valley' to the northeast, are zoned PR with a density of 1 to 4 du/ac. However, they have been developed at densities just under 3 du/ac (2.83 and 2.52 du/ac respectively).
2. The recommended lesser density reduces the impact on surrounding land uses and takes into account the moderate to steep slopes on 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 81 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 810 vehicle trips per day to the street system and about 67 children under the age of 18 to the school system. At the applicant's requested density, up to 108 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,080 vehicle trips per day to the street system and about 90 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan/use on review process. The site is located within one mile of West Valley Middle School, so sidewalks will be required within the subdivision and along George Williams Rd.
4. About 50% of the site has slopes of 15% 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.
5. 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 Southwest County Sector Plan proposes low density residential uses and slope protection for the site, consistent with the recommendation.
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 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: 11/10/2005

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: 11/10/2005

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: 12/19/2005

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: