

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-A-05-SP **Related File Number:** 11-B-05-RZ
Application Filed: 10/11/2005 **Date of Revision:**
Applicant: EAGLE BEND REALTY/ SCOTT DAVIS
Owner:

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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PROPERTY INFORMATION

General Location: Northwest side Pittman Rd., southeast side Graybeal Rd.
Other Parcel Info.:
Tax ID Number: 129 142 **Jurisdiction:** County
Size of Tract: 77 acres
Accessibility: Access is via Buttermilk Rd., a minor arterial street and Pittman Rd. a local street

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1 to 3 dus/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is within a rural residential area of scattered single family houses and vacant land zoned Agricultural.

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

Street: 12501 Pittman 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: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)
Requested Plan Category: LDR (Low Density Residential)

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY LDR (Low Density Residential) designation

Staff Recomm. (Full): The LDR designation request for this site does not meet the standard that the site be contiguous to property shown for Planned Growth on the Growth Policy Plan. The sector plan proposes this site for rural residential land use.

Comments: **NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. This site is located adjacent to scattered residential housing zoned RA and A and generally developed at 1 du/ac and greater densities. The RA zoned property to the east of the site is largely undeveloped. All other surrounding properties are zoned Agricultural, with lot sizes generally 1 acre and greater in size.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and Agricultural zoning pattern and is consistent with the current sector plan and Growth Policy Plan.
3. Other properties in the area are developed with agricultural and rural residential uses under A and RA zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are not currently available at the site. However, the applicant has provided the attached letter from West Knox Utility District that indicates that water and sanitary sewer service may be provided to the site.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 77 dwelling units to be proposed for the site. That number of single family detached units would add approximately 770 vehicle trips per day to the street system and would add approximately 54 children under the age of 18 to the school system. The requested maximum density of 3 du/ac would allow for 231 dwelling units to be proposed for the site. That number of single family detached units would add approximately 2310 vehicle trips per day to the street system and would add approximately 163 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. This site has frontage on two streets where access could potentially be provided. A second access point will be required if the development exceeds 150 units.
4. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact analysis addressing the capacity and condition of streets connecting the site into the Planned Growth Area, which is located 0.5 miles to the southwest on Buttermilk Rd. and Yarnell Rd. classified as minor and major collector streets respectively, on the Major Road Plan map. Knox County Engineering has verified that the roads serving the site are adequate to handle the additional traffic that would be generated by this proposed development. The preliminary traffic impact analysis for this rezoning was based on a total proposed development consisting of approximately 231 dwelling units. A full traffic impact analysis will be required at the concept subdivision review stage that will address the exact nature of improvements that will be needed based on a more specific development plan.
6. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The requested sector plan amendment and zoning density are out of character with the surrounding area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, which was updated in late 2003, proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. With an approved sector plan amendment to LDR.
3. The proposal would not meet the standard for extending the Planned Growth boundary of the Growth Policy Plan since it is not contiguous to that boundary, but rather is surrounded by rural area designated property which can not be considered for approval of PR zoning at 1 to 3 du/ac.
4. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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: Denied **MPC Meeting Date:** 11/10/2005

Details of MPC action:

Summary of MPC action: DENY LDR (Low Density Residential)

Date of MPC Approval: **Date of Denial:** 11/10/2005 **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: