

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-C-15-RZ **Related File Number:**
Application Filed: 9/21/2015 **Date of Revision:**
Applicant: SCOTT DAVIS

PROPERTY INFORMATION

General Location: Northwest side W. Emory Rd., southwest of Chartwell Rd.
Other Parcel Info.:
Tax ID Number: 77 139, 13902 & 13905 **Jurisdiction:** County
Size of Tract: 14.16 acres
Accessibility: Access is via W. Emory Rd., a major arterial street with 24' of pavement width within 60' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings, outbuildings and vacant land
Surrounding Land Use:
Proposed Use: Detached residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of W. Emory Rd. is developed with residential uses under A, RA and PR zoning. The established subdivision to the east and north (Camelot II) was developed under RA zoning at approximately 1.4 du/ac. The newer subdivision to the west (Copper Ridge) is zoned PR 1-3 du/ac and developed at approximately 3 du/ac.

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

Street: 7705 W Emory 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
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:

Mike Reynolds

Staff Recomm. (Abbr.):

RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning up to 3 dwelling units per acre. (Applicant requested 5 du/ac for entire property.)

Staff Recomm. (Full):

PR is an appropriate zone for residential development of this site and is consistent with the Northwest County Sector Plan (2003) recommendation of LDR (low density residential) for the property and the Planned Growth Area of the Growth Policy Plan (2000). The recommended density of 3 du/ac is compatible with the surrounding land uses and zoning patterns, and is a logical extension of the zoning and density from the west and south.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This site is accessed from W. Emory Rd., a major arterial, and is approximately 1.1 miles from Karns Elementary School.
2. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the recommended and requested density.
3. The recommended zoning (PR up to 3 du/ac) is compatible with the scale and intensity of the surrounding development and zoning pattern.
4. The site is appropriate to be developed under PR zoning which requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at no more than 3 du/ac will have a minimal impact on overall development in the area, allowing 42 additional dwelling units that could be considered. The adjacent development to the west has the same PR zoning at a density of up to 3 du/ac, and the development to the north and east is zoned RA and is approximately 1.4 du/ac.
2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
3. The site has some isolated slope constraints along its frontage and toward the rear of the property. The rear of the property is also heavily forested and a portion of the existing trees should be preserved as a buffer to the adjacent residential development.
4. Access to the site from W. Emory Rd. may have challenges because of the steep slope along the

road, slight curve to the west, vertical curve to the east and the inability to create an access directly across from Meadow Creek Trl. These issues will be evaluated in depth during the development plan review if the rezoning is approved.

5. Public water and sanitary sewer utilities are available to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes low density residential uses for this property, consistent with the recommended PR zoning at up to 3 du/ac and the requested PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request does not appear to violate policies of any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping 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.

Action: Approved **Meeting Date:** 12/10/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve PR (Planned Residential) zoning up to 3 dwelling units per acre.

Date of Approval: 12/10/2015 **Date of Denial:** **Postponements:** 11/12/2015

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/25/2016

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: