APPLICATION TYPE: REZONING			IVI I METROPOLITAN P L A N N I N G C O M M I S S I O N	
File Number:	11-D-15-RZ	Related File Number:	T E N N E S S E E Suite 403 • City County Building	
Application Filed:	10/6/2015	Date of Revision:	400 Maín Street Knoxville, Tennessee 37902	
Applicant:	EAGLE BEND REALTY		8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g	
PROPERTY INF	ORMATION			
General Location:	Northeast side S	Schaeffer Rd., northwest of Harrison Spring	gs Ln.	
Other Parcel Info.:				
Tax ID Number:	104 104		Jurisdiction: County	
Size of Tract:	6.33 acres			
Accessibility:		Access is via Schaeffer Rd., a minor collector street with 22' of pavement width within the large right-of- way of Pellissippi Parkway, or Boulder Springs Ln., a local street with 26' of pavement width within 50' of right-of-way.		
GENERAL LAN	D USE INFORMATIC	DN		
Existing Land Use:	Residences, out	tbuildings and vacant land		
Surrounding Land	Use:			
Proposed Use:	Detached reside	ential	Density: 5 du/ac	
Sector Plan:	Northwest Coun	ty Sector Plan Designation: MDR/	O & SLPA	
Growth Policy Plan	Planned Growth	Planned Growth Area		
Neighborhood Con	text: This section of S PR zoning.	This section of Schaeffer Rd. is developed with agricultural to low density residential uses under A and PR zoning.		
ADDRESS/RIG	HT-OF-WAY INFORM	IATION (where applicable)		
Street:	2004 Schaeffer	Rd		
Location:				
Proposed Street Na	ame:			
Department-Utility	Report:			
Reason:				

CASE SUMMARY

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) / TO (Technology Overlay)	
Former Zoning:		
Requested Zoning:	PR (Planned Residential) / TO (Technology Overlay)	
Previous Requests:	None noted	
Extension of Zone:	Yes, extension of PR zoning from the north and east	
History of Zoning:	None noted	

PLAN INFORMATION (where applicable)

Current Plan Category:

KNOXVILLE·KNOX COUNTY

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:	Michael Brusseau
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPROVE PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 3 du/ac. (Applicant requested 5 du/ac).
Staff Recomm. (Full):	PR zoning at the recommended density is consistent with the zoning density of the large, adjacent subdivision. The requested density of up to 5 du/ac would be out of character with the adjacent subdivision. PR zoning at up to 3 du/ac is an extension of zoning from the north and east and is consistent with the sector plan proposal for the property.
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: PR is the most appropriate residential zone that can be considered for this site. The proposed density is compatible with the surrounding development and zoning pattern. The requested PR zoning and density is consistent with the sector plan proposal for the site. The subject property is designated as Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. PR zoning will require MPC approval of a development plan as a use on review prior to construction on the site. THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE: 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. 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 proposed development of this site.
	 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 the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning. 2. At the recommended density up to 3 du/ac, up to 19 dwelling units could be proposed for the site. That number of detached units would add approximately 225 vehicle trips per day to the street system and would add approximately 10 children under the age of 18 to the school system. The requested density of up to 5 du/ac would allow for a maximum of 31 dwelling units to be proposed for the site. That number of detached units, would add approximately 353 vehicle trips per day to the street system and would add approximately 16 children under the age of 18 to the school system. 3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties. 4. Schaeffer Rd. is classified as a minor collector street and has adequate pavement width of more than 22 feet to accommodate the proposed residential development. Access to the development may also be taken from Boulder Springs Ln., within the adjacent Harrison Springs Subdivision. Connecting to Boulder Springs Ln. would be the preferred means of access for the development, in order to eliminate the need for another access drive to Schaeffer Rd.

	5. Public water and sanitary sewer utilities are available in the area, but may need to be exserve the site.	xtended to		
	 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 designates this site for low density residential uses, consistent with 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. The sector plan shows a slope protection area across the site. Staff conducted the attached slope analysis and compared the numbers with the recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities on slope protected areas. With application of those policies, the density should be limited to no more than 2.69 du/ac. But, since the property is attached to an existing subdivision with similar slope characteristics that is zoned and developed at about 3 du/ac, staff chose to round that number up and recommend a maximum density of 3 du/ac, consistent with the adjacent subdivision. 4. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the 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 			
Action:	Approved Meeting Date: 11/12/2	2015		
Details of Action:				
Summary of Action:	RECOMMEND the Knox County Commission approve PR (Planned Residential) / TO (Technolgy Overlay) zoning at a density of up to 3 dwelling units per acre			
Date of Approval:	11/12/2015Date of Denial:Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:			
	LEGISLATIVE ACTION AND DISPOSITION			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	12/21/2015	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: