

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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

File Number: 11-D-15-RZ **Related File Number:**
Application Filed: 10/6/2015 **Date of Revision:**
Applicant: EAGLE BEND REALTY

PROPERTY INFORMATION

General Location: Northeast side Schaeffer Rd., northwest of Harrison Springs 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 LAND USE INFORMATION

Existing Land Use: Residences, outbuildings and vacant land
Surrounding Land Use:
Proposed Use: Detached residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** MDR/O & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of Schaeffer Rd. is developed with agricultural to low density residential uses under A and PR zoning.

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

Street: 2004 Schaeffer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

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:

5. Public water and sanitary sewer utilities are available in the area, but may need to be extended 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 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 Knox County Engineering and MPC staff.

Action: Approved **Meeting Date:** 11/12/2015

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve PR (Planned Residential) / TO (Technology Overlay) zoning at a density of up to 3 dwelling units per acre

Date of Approval: 11/12/2015 **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: 12/21/2015

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: