

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-G-04-RZ **Related File Number:**
Application Filed: 10/11/2004 **Date of Revision:**
Applicant: LINDA L. BROWN
Owner:

PROPERTY INFORMATION

General Location: South side Bob Gray Rd., east of Almanac Ln.
Other Parcel Info.:
Tax ID Number: 118 078 **Jurisdiction:** County
Size of Tract: 19.59 acres
Accessibility: Access is via Bob Gray Rd., a major collector street with 19' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with low density residential uses under RA and PR zoning. Much of the immediate area is zoned BP/TO, but has not been developed with business and technology park uses.

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

Street: 10320 Bob Gray Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: None noted
Extension of Zone: Yes, extension of PR from the east and west.
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) / TO (Technology Overlay) zoning.
APPROVE a density of 1 to 3 du/ac. (Applicant requested 1-5 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is a logical extension of zoning from the east and west and is compatible with the surrounding development pattern. The sector plan proposes low density residential uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. Development at up to 5 du/ac, as requested, would be out of character with the rest of the development in the area.
2. Other properties along this section of Bob Gray Rd. are developed with low density residential uses under PR and RA zoning.
3. Limiting the density to 3 du/ac will keep the development of this site compatible with the two PR subdivisions to the east and west, which have similar slope characteristics and have been developed at densities around 3 du/ac, despite being zoned for up to 5 du/ac. The reduced density will allow development to be clustered in areas of the site away from the steep slopes and streams that are present on portions of the site.
4. 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 this site.
2. At the recommended acreage and density, up to 58 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 580 vehicle trips per day to the street system and about 41 children under the age of 18 to the school system. At the requested density of up to 5 du/ac, up to 97 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 970 vehicle trips per day to the street system and about 68 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.
4. Under the recommended PR zoning and density, the impact to adjacent properties will be minimal. The impact would be more significant if developed at the proposed density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within Technology Overlay district, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTEDA) will also be required for this rezoning proposal. TTEDA will consider this proposal at their November 8, 2004 meeting.
4. This request may generate similar requests for residential zoning in this area in the future, 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.

MPC Action:

Approved

MPC Meeting Date: 11/10/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) / TO (Technology Overlay) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 11/10/2004

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: 12/20/2004

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: