

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

File Number: 12-C-06-SP **Related File Number:** 12-Q-06-RZ
Application Filed: 11/13/2006 **Date of Revision:**
Applicant: SPRADLIN PLACE DEVELOPMENT, LLC
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

Suite 403 • City County Building
400 Main Street
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PROPERTY INFORMATION

General Location: Southeast side Maloneyville Rd., southeast side Stair Dr.
Other Parcel Info.:
Tax ID Number: 30 08013, 08014, 08015 OTHER: PART OF 08009, 0801 **Jurisdiction:** County
Size of Tract: 46.3 acres
Accessibility: Access is via Maloneyville Rd., a major collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:** 2.5 du/ac.
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This developing site is in a rural residential area that has experienced some recent low density residential development under PR zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 2 du/ac.
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 2.5 du/ac.
Previous Requests:
Extension of Zone: Yes
History of Zoning: Property was rezoned to PR at up to 2 du/ac in 2001(5-C-01-RZ)

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 for this site

Staff Recomm. (Full): An LDR designation of this site would introduce low density residential into the middle of a rural residential designated area that does not recognize the adjacent PR zoned subdivision development. The subject property may be developed under it's current PR zoning at two units per acre in a similar manner to the surrounding residential development and leave the steep portion of the site vacant. The sector plan proposes this site, and the entire area, including the adjacent PR zoned subdivision, for rural residential and slope protection.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A and RA zoning.
2. PR zoning at 2 du/ac is compatible with the scale and intensity of the adjacent existing residential development and zoning pattern.
3. PR zoning requires 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 in place to serve the site. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. The staff recommendation would permit a maximum of 92 units on the site while the applicant is seeking approval of a density that would allow 115 lots. The development of either 92 or 115 lots would add approximately 920 or 1150 vehicle trips per day to the area street system and about 52 or 65 children under the age of 18 to the school system. The traffic engineer's assessment is that Maloneyville Rd and Tazewell Pike can accommodate the projected increase in traffic from this development. (See attached letter.)
3. The PR zoning at 2 dwellings per acre is compatible with the adjacent PR zoned single family subdivision and other residential development in the area. The impact on adjacent properties will be minimized during the use on review/concept plan process.
4. According to the KGIS topography map and analysis attached, areas of the site have 25 percent slope . PR zoning is the best zone for the development of the site since it will allow public review through the use on review development plan approval process. The established density of 2 dwellings per acre is consistent with the site's slope constraints

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan proposes rural residential uses and slope protection for the site. However, approval of the sector plan to low density residential use for this site will allow the requested 2.5 density of development to occur.
2. The site is located within the Rural Residential Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. This LDR designation and increase in density will not comply with the extension of low density area requirement since the site is surrounded by the rural designation.
3. Approval of this applicant's request may generate similar requests in this area for PR zoning at up to 3 units per acre on properties which are proposed for rural residential uses by the sector plan.

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:** 1/11/2007
Details of MPC action: Approved LDR
Summary of MPC action: APPROVE LDR (Low Density Residential)
Date of MPC Approval: 1/11/2007 **Date of Denial:** **Postponements:** 12/14/2006
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 2/26/2007 **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:**