CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 12-E-14-RZ Related File Number:

Application Filed: 10/23/2014 Date of Revision:

Applicant: RUFUS H. SMITH JR. & CO. INC.



Suite 403 • City County Building 4 0 0 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 www.•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side Fitzgerald Rd., northwest side Ball Rd.

Other Parcel Info.:

Tax ID Number: 91 09101 Jurisdiction: County

Size of Tract: 17.48 acres

Accessibility: Access is via Fitzgerald Rd., a local street with 15' of pavement width within 50' of right-of-way, or Ball

Rd., a major collector street with 22' of pavement width within a large right-of-way that includes the

parallel rail line.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential and vacant land

Surrounding Land Use:

Proposed Use: Residential development Density: 5 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with agricultural, rural residential and low density residential uses under A, PR

and RA zoning.

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

Street: 2216 Fitzgerald Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & RA (Low Density Residential)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: Not an extension of PR zoning, but there area several nearby developments zoned RA or PR.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up

to 5 du/ac.

Staff Recomm. (Full): PR zoning at the requested density is consistent with the sector plan designation and will allow uses

compatible with the surrounding land uses and zoning pattern. The site is relatively flat with few environmental constraints, so is appropriate for development at the maximum density allowed under the LDR sector plan designation. Most of the site is already zoned RA, which allows a density of about

4 du/ac.

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 either Ball Rd., a major collector street, or Fitzgerald Rd. and is in the vicinity of other residential developments that are zoned PR and RA at comparable densities. The new Schaad Rd. will eventually be constructed just south of the site, providing improved access and traffic capacity.
- 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 proposal.
- 3. The proposed low density residential zoning and development 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 at the maximum permissible density in the LDR category. The site does not have significant slope or other environmental constraints, and has access to a major collector street.
- 5. The PR zone 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. At the requested density of up to 5 du/ac on the 17.48 acres reported, up to 87 dwelling units could be proposed for the site. If developed with the detached residential units, this would add approximately 912 trips to the street system and about 46 children to the school system. If more than 75 units are proposed, a traffic impact study will be required to be submitted along with development plans.
- 2. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.

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- 3. The approval of this request will allow the applicant to submit a development plan with up to 87 dwelling units for MPC's consideration. MPC staff would expect the development plan to show vehicular and/or pedestrian connections to the adjacent park/recreational uses to the northeast and northwest.
- 4. If access is proposed to Fitzgerald Rd., improvements to that road may be necessary, including possible widening. Any improvements, deemed necessary by Knox County Engineering and MPC staff, will be identified during the development plan review.
- 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 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 could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

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.

Effective Date of Ordinance:

Action:	Approved		Meeting Date:	12/11/2014
Details of Action:				
Summary of Action:	RECOMMEND the Knox County up to 5 dwelling units per acre.	Commission APPROVE PR	(Planned Residential)) zoning at a density
Date of Approval:	12/11/2014 Date of Der	nial:	Postponements:	
Date of Withdrawal:	Withdrawn	prior to publication?:	Action Appealed?:	
	LEGISLATIVE ACT	TION AND DISPOSIT	TION	
Legislative Body:	Knox County Commission			
Date of Legislative Action:	1/26/2015	Date of Legislative Act	ion, Second Reading	j:
Ordinance Number:		Other Ordinance Numb	er References:	
Disposition of Case:	Approved	Disposition of Case, Se	econd Reading:	
If "Other":		If "Other":		
Amendments:		Amendments:		

Date of Legislative Appeal:

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