

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: 12-G-04-RZ **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:** 11/18/2004
Applicant: EAGLE BEND REALTY
Owner:

PROPERTY INFORMATION

General Location: West side Carpenter Rd., northwest of W. Emory Rd.
Other Parcel Info.:
Tax ID Number: 78 31, 31.02 OTHER: 078BA034 **Jurisdiction:** County
Size of Tract: 17 acres
Accessibility: Access is via Carpenter Rd., a minor collector street with 17-18' of pavement width within 50' of right of way. W. Emory Rd., a major arterial street with 22' of pavement width within 50-80' of right of way is located about 300 feet to the southwest of the site.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 4 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 residential uses under A, RA and PR zoning.

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

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

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
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) zoning.
APPROVE a density of 1 to 4 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is compatible to the surrounding development and zoning pattern and is consistent with the sector plan proposal.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, RA and PR zoning.
2. PR zoning at 1 to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The RA zoning to the northeast of the site allows approximately 3 to 4 du/ac with a minimum lot size requirement of 10,000 square feet.
3. 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 the site. Sewer will have to be extended from the south, across Emory Rd. to serve this development. The applicant has provided the attached letter from the utility provider that states that sanitary sewer can be extended to the site, at the developer's expense.
2. At the requested density, up to 68 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 680 vehicle trips per day to the street system and about 48 children under the age of 18 to the school system.
3. Required sight distance appears to be available for access to the development, but will need to be certified on the development plan. The 17 to 18 feet of pavement width on Carpenter Rd. is marginal for the proposed residential density. MPC and Knox County Engineering may require widening of the street from the access drive south down to W. Emory Rd. as part of the concept plan/use on review process.
4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use 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: 12/9/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4 dwelling units per acre

Date of MPC Approval: 12/9/2004

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: 1/24/2005

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: