

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-J-03-RZ **Related File Number:**
Application Filed: 11/10/2003 **Date of Revision:**
Applicant: EAGLE BEND REALTY
Owner:

PROPERTY INFORMATION

General Location: Southwest side Thompson Rd., northeast of Schaeffer Rd.
Other Parcel Info.:
Tax ID Number: 104 106.01,138,138.01 **Jurisdiction:** County
Size of Tract: 45.4 acres
Accessibility: Access is via either Thompson Rd., a minor collector street with 37-57' of right of way and 15' of pavement width, or via Schaeffer Road, a minor collector street with 65-95' of right of way and 22' of pavement width

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached housing **Density:** 1 to 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR, Slope Protection and Office
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The immediate area is developed with scattered residential uses under Agricultural zoning. There are some commercial uses to the north and south at Hardin Valley Rd. and Lovell Rd.

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

Street: 1908 Schaffer 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 from the north and west.
History of Zoning: MPC approved PR zoning at a density of 1-3 du/ac, on an adjacent 19 acre tract at the June 12, 2003 meeting. (6-F-03-RZ, 6-D-03-SP)

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 4 du/ac)

Staff Recomm. (Full): PR/TO is a logical extension of zoning from the north and west and will allow development compatible with surrounding uses.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The proposed PR zoning for the site is appropriate for the proposed single family detached development. This request is an extension of the previously approved PR zoning (19 acres). The subject property is to be combined with the other 19 acres for development of a subdivision.
2. The recommended density range of 1 to 3 du/ac (up to 136 units) is more consistent with surrounding development than the proposed 4 du/ac (up to 181 units) and is consistent with the zoning assigned to the previously approved adjacent tract.
3. The recommended PR zoning will require MPC approval of a development plan as a use on review, as well as a concept plan, prior to any development of the property. During this review, potential issues such as drainage, lot layout, type of units and traffic can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water is available on site. Sewer utilities are available in the area, which could be extended to serve the subject property.
2. At the recommended density of 3 du/ac, approximately 1360 vehicle trips per day could be added to Schaeffer Rd. and/or Thompson Rd. At the proposed density of 4 du/ac, approximately 1810 vehicle trips per day could be added to the streets. A traffic study will be required as part of the concept plan/use on review process if more than 75 lots are proposed in the overall development. Thompson Road is not adequate, by itself, to serve this development. Some improvements, including the widening of pavement, may be required to Thompson Rd. and alternate access may be necessary, which would likely be to Schaeffer Rd. Adequate sight distance will have to be certified at any proposed access points to the development. The developer of this property is put on notice that development of the property at the allowable, approved density will not be permitted unless these roadway access and improvement issues are adequately addressed prior to development plan approval.
3. At the recommended density of 3 du/ac, approximately 61 school aged children could be added to the school system. At the proposed density of 4 du/ac, approximately 82 school aged children could be added to the school system.
4. There will be some negative effects on the surrounding large lot residential development. The required development plan review by MPC will help to minimize those impacts.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes office uses on parcel 106.01 and low density residential uses, as well as slope protection for the remainder of the site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This request could possibly lead to further requests for residential zoning on other nearby properties.
4. This rezoning request will also require a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA). This request is scheduled to be heard by TTCDA on December 8, 2003.

MPC Action: Approved

MPC Meeting Date: 12/11/2003

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: 12/11/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 1/26/2004

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: