# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 12-K-07-RZ Related File Number:

**Application Filed:** 10/31/2007 **Date of Revision:** 

Applicant: LAWRENCE WINSTEAD



## PROPERTY INFORMATION

General Location: Southwest side Collier Rd., southeast of Fox Ridge Dr.

Other Parcel Info.:

Tax ID Number: 46 140 Jurisdiction: County

Size of Tract: 7.7 acres

Access is via Collier Rd., a local street with a 16' to 19' pavement width within a 50' right-of-way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Detached residential subdivision Density: 2 du/ac

Sector Plan: North County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This section of Powell has developed with low density residential uses under PR, RB, and A zoning.

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

Street: 8305 Collier Rd

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:** Yes, property to the north is zoned PR

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## 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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density of up to 2 du/ac.

Staff Recomm. (Full): PR zoning at up to 2 dwelling units per acre is compatible with surrounding development and zoning

and is consistent with the sector plan proposal of low density residential for the property. The property does have some slope constraints and the PR zoning will allow the public and MPC staff to address

these constraints.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. PR zoning at the recommended density is compatible with the scale and intensity of the other residential development in the area and is consistent with the sector plan proposal for the site.
- 2. The site does have steep slope characteristics along Collier Rd. At the recommended density, the developer of this property will be expected to leave the sloped areas undisturbed, making it appropriate for development at 2 du/ac.
- 3. There are other residential developments to the north and south of the proposed site that have been developed at similar densities under PR, A, and RB zoning.
- 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 the site.
- 2. At the applicant's requested density, up to 15 dwelling units could be proposed on the subject property. The development would add approximately 181 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system.
- 3. Sight distance appears adequate on Collier Rd. for the development entrance, but this will need to be certified on the development plans.
- 4. The recommended zoning and density 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 North 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 residential zoning in this area in the future, consistent with the low density residential 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: 12/13/2007

**Details of MPC action:** 

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 2 dwelling units per acre

Date of MPC Approval: 12/13/2007 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

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## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/28/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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