

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: 2-B-05-RZ **Related File Number:**
Application Filed: 1/7/2005 **Date of Revision:**
Applicant: LINDA BROWN
Owner:

PROPERTY INFORMATION

General Location: South side Bob Gray Rd., west of Mabry Hood Rd.
Other Parcel Info.:
Tax ID Number: 118 78.01 **Jurisdiction:** County
Size of Tract: 2.69 acres
Accessibility: Access is via Bob Gray Rd., a major collector street with 19' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Single family residential development **Density:** 3 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 low density residential uses under RA and PR zoning. Much of the immediate area is zoned BP/TO, but has not been developed with business and technology park uses.

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

Street: 10314 Bob Gray Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) / TO (Technology Overlay)
Previous Requests: MPC approved adjacent 19.59 acres for PR (1-3 du/ac) on 11/10/04 (11-G-04-RZ).
Extension of Zone: Yes, extension of PR zoning from the south, east and west.
History of Zoning: MPC approved PR zoning at 1-3 du/ac on the property to the south and west of this site on 11/10/04 (11-G-04-RZ).

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 3 du/ac.

Staff Recomm. (Full):

PR zoning at the requested density is a logical extension of zoning from the south, east and west and is compatible with the surrounding development pattern. The sector plan proposes low density residential uses for the site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subject property will be added to the previously rezoned parcel 78 to the south and west of this site for the proposed subdivision.
2. Other properties along this section of Bob Gray Rd. are developed with low density residential uses under PR and RA zoning.
3. The recommended density of 3 du/ac will keep the development of this site compatible with the two established PR subdivisions to the east and west, which have similar slope characteristics and have been developed at densities around 3 du/ac, despite being zoned for up to 5 du/ac. It also allows the subject property to be developed under the same zoning and density as the adjacent parcel 78, which it is to be combined with for the proposed residential subdivision.
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 this site.
2. At the recommended acreage and density, up to 8 additional dwelling units could be proposed for the overall development. The development of single family detached dwellings would add approximately 80 vehicle trips per day to the street system and about 5 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development.
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.
5. The subject property has been identified by the Knox County Board of Education staff as a possible site for a new west Knox County high school. If the properties are obtained by Knox County for a school, a use on review may be required for approval of a school in the PR zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with the proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Because the subject property is located within Technology Overlay district, a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) will also be required for this rezoning proposal. TTCDA will consider this proposal at their February 7, 2005 meeting.
4. 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: 2/10/2005

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: 2/10/2005

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: 3/28/2005

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: