

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 2-E-06-SP **Related File Number:** 2-P-06-RZ
Application Filed: 1/12/2006 **Date of Revision:**
Applicant: HOLROB-DAVIS-SHIPE PARTNERSHIP
Owner:

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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PROPERTY INFORMATION

General Location: Southwest side Norris Freeway, southeast side Highland View Rd.
Other Parcel Info.:
Tax ID Number: 27 223,244,245 **Jurisdiction:** County
Size of Tract: 39.5 acres
Accessibility: Access is via Shade Weaver Rd and Highland View Rd., both local streets, with 16' to 18' pavements within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:** Agricultural/Rural
Growth Policy Plan: Rural Area
Neighborhood Context: This property is in a rural area of scattered single family housing that has developed under Agricultural 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: A/RR (Agricultural/Rural Residential)
Requested Plan Category: LDR (Low Density Residential)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY LDR (Low Density Residential) designation

Staff Recomm. (Full):

The rural residential designation on this site, which is surrounded by rural residential and open space uses and has steep slopes on large portions of it, make the site unsuitable for low density residential designation.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located adjacent to rural residential properties zoned Agricultural and is not contiguous to a low density residential designated area.
2. The PR zoning at a density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan.
3. Other properties in the area are developed with agricultural and rural residential uses under A zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are not currently available at the site. However, the applicant has provided the attached letter from Hallsdale Powell Utility District that indicates that water and sanitary sewer service may be provided to the site.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 45 dwelling units to be proposed for the site. That number of single family detached units would add approximately 450 vehicle trips per day to the street system and approximately 29 children under the age of 18 to the school system. The applicant's conceptual plan showing 105 lots would be 2.6 du/ac for the site. That number of single family detached units would add approximately 1,050 vehicle trips per day to the street system and approximately 69 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. Adequate sight distance from proposed access points will need to be certified on the development plans. This site has several streets where access could potentially be provided.
4. Norris Freeway is a limited access facility which may not be available to provide direct vehicular access to this site.
5. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact analysis addressing the capacity and condition of streets connecting the site into the Planned Growth Area. A full traffic impact analysis may be required at the concept subdivision review stage that will address the exact nature of improvements that will be needed based on a more specific development plan.
6. Based on the attached slope analysis, about 45% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Based on the slope analysis, if MPC were inclined to recommend that the sector plan be amended to LDR, staff would recommend approving a density of no more than 2 du/ac.
7. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan amendment and zoning density are out of character with the surrounding area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map and not contiguous to Planned Growth. With an approved sector plan amendment to LDR, the

proposal meets all Growth Policy Plan requirements for approval of PR zoning at 1 to 2 du/ac, but not 3 du/ac because the site is not contiguous to Planned Growth.

3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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: Denied

MPC Meeting Date: 4/13/2006

Details of MPC action:

Summary of MPC action: DENY LDR (Low Density Residential)

Date of MPC Approval:

Date of Denial: 4/13/2006

Postponements: 2/9/2006

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 4/16/2006

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/22/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: approved (Appeal upheld)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved LDR on appeal

Date of Legislative Appeal:

Effective Date of Ordinance: