

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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www.knoxmpc.org

File Number: 2-F-05-RZ **Related File Number:** 2-B-05-SP
Application Filed: 1/10/2005 **Date of Revision:**
Applicant: FUAD REVEIZ
Owner:

PROPERTY INFORMATION

General Location: East side Reagan Rd., south of Coward Mill Rd.
Other Parcel Info.:
Tax ID Number: 90 080 **Jurisdiction:** County
Size of Tract: 45.5 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential subdivision **Density:** 4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Light Industrial and Slope-Stream Protection
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2624 Reagan 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: Property to north was approved for LDR and PR zoning at 1-3 du/ac by County Commission on 1/26/04.
Extension of Zone:
History of Zoning:

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. (Applicant requested 1-4 du/ac.)

Staff Recomm. (Full): PR at the recommended density is an extension of zoning from the north and southwest and is compatible with surrounding development. Limiting the density to 1 to 3 du/ac is also more appropriate considering that part of the site includes some steep slopes.

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. The request is an extension of the PR zoning and density from the north and southwest.
2. PR zoning at 1 to 3 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. The subdivision directly to the north of this site is zoned and being developed under PR zoning at up to 3 du/ac. An established subdivision, located to the southwest of the site, was also developed under PR zoning at up to 3 du/ac.
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.
2. At the recommended density, up to 136 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,360 vehicle trips per day to the street system and about 96 children under the age of 18 to the school system. At the requested density of 4 du/ac, up to 182 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,820 vehicle trips per day to the street system and about 128 children under the age of 18 to the school system.
3. If more than 75 lots are being proposed, a traffic impact study will be required to be submitted with concept/use on review plans.
4. A portion of the site is designated for slope protection by the sector plan. The applicant will be expected to comply with the sector plan policies regarding slope protection areas when submitting development plans. A floodway and flood fringe are located along the eastern boundary of the site, which must be protected. These factors may prohibit development of the property at the maximum approved density.
5. 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the proposed amendment to the Northwest County Sector Plan to low density residential, the proposed zoning is consistent with the sector plan.
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 to the west and north, which are designated for low density residential use by the sector plan. It is staff's understanding that the property to the south has been optioned by the Development Corporation of Knox County for future light industrial/business park development, consistent with the light industrial sector plan designation and zoning.

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: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3.5 du/ac or a maximum of 136 dwelling units.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3.5 dwelling units per acre not to exceed 136 dwelling units

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: