

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-M-04-RZ **Related File Number:**
Application Filed: 1/13/2004 **Date of Revision:**
Applicant: JIM SLYMAN
Owner:

PROPERTY INFORMATION

General Location: North side Tazewell Pike, northwest of Clapps Chapel Rd.
Other Parcel Info.:
Tax ID Number: 5 51,51.01,52 **Jurisdiction:** County
Size of Tract: 109 acres
Accessibility: Access is via Tazewell Pike, a minor arterial street with 22' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 1 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is within a rural residential area of single family housing that has developed under A and RB zoning.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Part of site was zoned PR at 0.5 du/ac in 2001. (3-X-01-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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning for the entire site
APPROVE a density of 1 dwelling per acre for the entire site

Staff Recomm. (Full): PR zoning at 1 du/ac is compatible with the scale and intensity of the surrounding residential development and RB and RA zoning, as well as the physical constraints of the site, which include steep to moderate slopes over roughly 61% of the property. The sector plan proposes rural residential uses for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The PR zoning at a density 1 du/ac will allow development that is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. PR zoning will require plan review and approval prior to development of the property. During this review, issues such as traffic, drainage, slope, lot layout and other development concerns can be addressed. Roughly 61% of the site is characterized by slopes greater than 15%, and there is substantial forest cover over most the property. These site design issues should be addressed during the site plan review process.
3. The PR zoning will allow development similar to surrounding residential uses that include a single family subdivision.

THE EFFECTS OF THE PROPOSAL
1. Public water is available to serve the site, while public sewer is not.
2. The proposed zoning would allow the property to be developed with a maximum of 104 dwelling units. Approximately 1004 new vehicle trips would be generated and approximately 53 school-aged children would be added to the school system.
3. The PR zoning at the density of 1 du/ac would have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area and the lack of public sewer service to the area.
4. The developer of the property is put on notice that any residential proposal must be consistent with the policies of the Growth Policy Plan regarding how the property is laid out. On the roughly 27 percent of the site that is characterized by steep slopes (25% or more), development will be limited to 1 dwelling unit per 2 acres. On the portion of the site with moderate slopes (15%- 25%), development will be limited to single family residential on 1 acre lots. The attached colored slope map shows these areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The proposed zoning and density are consistent with the Agricultural/Rural uses proposed for this area by the Northeast County Sector Plan.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan. The plan requires development at no greater than .5 du/ac on steep slopes and one-acre lots on moderate slopes.

MPC Action: Approved MPC Meeting Date: 3/11/2004

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 dwelling unit per acre

Date of MPC Approval: 3/11/2004 Date of Denial: Postponements: 2/12/2004

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/19/2004

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: