

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-F-14-RZ **Related File Number:**
Application Filed: 1/24/2014 **Date of Revision:**
Applicant: IDEAL ENGINEERING SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest side Nubbin Ridge Rd., northeast of Dunaire Dr.
Other Parcel Info.:
Tax ID Number: 145 001 **Jurisdiction:** County
Size of Tract: 9.5 acres
Accessibility: Access is via Nubbin Ridge Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential development **Density:** 3.8 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR, SLPA with HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and rural, medium and low density residential uses under A, PR and RA zoning.

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

Street: 8509 Nubbin Ridge 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, extension of PR from the north and west
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 3.8 du/ac.

Staff Recomm. (Full): PR is an appropriate zone for residential development of this site and is consistent with the sector plan recommendation for the property, which is within the Planned Growth Area on the Growth Policy Plan. The requested density of 3.8 du/ac is consistent with the slope protection recommendations of the Hillside and Ridgetop Protection Plan (HRPP) for residential densities and development.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PR is the most appropriate residential zone that can be considered for this site, because of its flexibility in lot sizes, and the ability to cluster development in the more suitable areas of the site. The developer should make every attempt to preserve existing trees on the site and keep development off of the steepest slopes.
2. PR zoning is a logical extension of zoning from the north and west and the density requested is consistent with the sector plan proposal for the property.
3. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density will allow the property to be developed, but will require use on review development plan approval by MPC prior to construction.
2. Based on the 9.5 acre reported size of the property, the proposed PR zoning at a density of up to 3.8 du/ac would allow for a maximum of 36 dwelling units to be proposed for the site. That number of detached units would add approximately 405 vehicle trips per day to the street system and would add approximately 23 children under the age of 18 to the school system.
3. Nubbin Ridge Rd. has several curves and elevation changes in the vicinity of the site, which is cause for safety concerns. The applicant provided the attached letter (dated February 19, 2014) that certifies that adequate sight distance is available along Nubbin Ridge Rd. from the proposed entrance to the development.
4. There is a stub street to north, named Dalemere Dr., that could provide a second access point to the proposed development. Staff would expect that the proposed development connect to this public stub street to provide better street connectivity in the area and provide secondary access for this

project. Stub streets are created for this very purpose and should be utilized whenever possible.

5. PR zoning at the recommended density is compatible with the scale and intensity of the surrounding development and zoning pattern.

6. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan designates this site for low density residential uses with some slope protection, consistent with the proposed PR zoning and density. Staff ran a slope analysis (attached) on the site which revealed that less than one acre of the site consists of slopes greater than 25%. The proposed density is consistent with the residential density recommendations of the HRPP.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may lead to future requests for PR zoning in the future on other A-zoned properties in the area, consistent with the sector plan proposal for the area.

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.

Action: Approved

Meeting Date: 3/13/2014

Details of Action:

Summary of Action: RECOMMEND the Knox County Commission approve PR (Planned Residential) zoning at a density up to 3.8 dwelling units per acre.

Date of Approval: 3/13/2014

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: 4/28/2014

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved as Modified

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approved PR 3.8 du/ac with condition no connection to Dalemere Drive

Date of Legislative Appeal:

Effective Date of Ordinance: