

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 3-G-05-RZ **Related File Number:**
Application Filed: 2/10/2005 **Date of Revision:**
Applicant: COBIA PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Southeast side Rutledge Pike, northeast of Ellistown Rd.
Other Parcel Info.:
Tax ID Number: 51 111.01,111.02, 114 **Jurisdiction:** County
Size of Tract: 37.55 acres
Accessibility: Access is via Rutledge Pike, a major arterial street with four lanes and a center median within 280' of right of way, or Ellistown Rd., a local street with 16-18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed primarily with rural residential uses under A zoning. There is significant RB and I zoning in the area. There is a business to the northwest, zoned CB.

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: RA (Low Density Residential)
Previous Requests: PR @ 1 to 3 du/ac was denied by County Commission in January 2005.
Extension of Zone: No
History of Zoning: MPC approved PR zoning at 1-4 du/ac on 11/10/04 (10-E-04-RZ). Knox County Commission overturned the decision on appeal by opposition on 1/24/05.

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 RA (Low Density Residential) zoning.

Staff Recomm. (Full): RA zoning is consistent with the sector plan designation for the property and is appropriate with access to Rutledge Pike. The property is located within the Planned Growth Area of the Growth Policy Plan.

Comments: The subject property was previously approved by MPC for PR zoning at 1 to 4 du/ac on 11/10/04 (10-E-04-RZ). On an appeal by the opposition, the Knox County Commission voted to overturn the MPC's decision and deny the rezoning. The applicant is now requesting RA zoning, another zone which will allow the proposed single family detached residential development and which is consistent with the sector plan designation.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RA zoning is compatible with surrounding development and is consistent with the sector plan proposal for low density residential uses in the area.
2. The property is surrounded by residential development, under Agricultural, RB and I zoning, and is located within the Planned Growth Area of the Growth Policy Plan.
3. The RA zoning will allow the 37.55-acre property to be subdivided into lots of no less than 10,000 square feet in size with sewer, or 20,000 square feet without sewer.
4. RA zoning allows a similar density (about 4 du/ac) as what would be allowed under the previously approved PR zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water utilities are available to serve the site. Sewer utilities are not available at the site. The applicant has stated that sewer will be extended to the site and has provided a letter from KUB.
2. Under the requested RA zoning with sewer and 10,000 square foot lots, up to 163 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 1,630 vehicle trips per day to the street system and about 84 children under the age of 18 to the school system.
3. If more than 75 lots are proposed, a traffic impact study will be required as part of the concept plan process. Staff may recommend having more than one access point to the development, depending on the number of lots proposed. This section of Ellistown Rd. has a marginal pavement width as narrow as 16 feet in some sections, so some road widening improvements may be required as part of the development plan review process. The site appears to have adequate sight distance along Ellistown Rd., but it will have to be certified from the possible access point on the development plans. Rutledge Pike is a four-lane median divided facility. Along the subject property's frontage, there is no center median cut on Rutledge Pike, which may be problematic. The developer will be expected to work with TDOT, Knox County Engineering and MPC staff in making any required improvements.
4. The proposal is compatible with the surrounding residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request could generate similar requests for RA or other residential zoning in this area, consistent with the sector plan proposal for low density residential uses.

Upon final approval of the rezoning, the developer will be required to submit a concept plan and final

plat for MPC approval prior to subdivision and development of the property. These plans will show the property's proposed subdivision, lot layout and means of access.

MPC Action: Approved

MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 3/10/2005

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: 4/25/2005

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: