

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 3-G-17-RZ **Related File Number:**
Application Filed: 1/23/2017 **Date of Revision:**
Applicant: SHADY GLEN LLC

PROPERTY INFORMATION

General Location: Northwest side Lovell Rd., northeast of Hickey Rd.
Other Parcel Info.:
Tax ID Number: 104 PART OF 17009 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 18.4 acres
Accessibility: Proposed access is through local streets within the approved development to the northwest, leading to Hardin Valley Rd., a major arterial street with 4 lanes and a center median within 210' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR with HP
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with agricultural and rural, low density and medium density residential uses under A, RA and PR 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: Yes, extension of PR zoning from the northwest
History of Zoning: None noted for this site

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.): POSTPONE to the September 14, 2017 MPC meeting.

Staff Recomm. (Full): Staff is still recommending postponement because of concerns raised by MPC and Knox County Engineering staffs regarding access to the site. No new information has been provided by the applicant since the April 13, 2017 meeting.

Comments: The only proposed access to this site is through the adjacent approved development to the northwest leading to Hardin Valley Rd. MPC approved a concept plan and use on review development plan on this property on 9/10/2015 (7-SA-15-C/7-C-15-UR). This plan was approved for 248 apartments and 170 detached dwellings for a total of 418 dwelling units. All of these already approved units are accessed from one boulevard drive off of Hardin Valley Rd. This road has been named Waterstone Blvd. Now the applicant is proposing to eliminate a lot on the adjacent concept plan (attached) to provide access to this subject property. With the zoning and density requested on the reported acreage of 18.4 acres, up to 92 additional units, all accessed from one boulevard entrance to Hardin Valley Rd. This would create the possibility of up to 510 units, all accessed by only one road. Typically, MPC staff recommends a second access point when 150 or more units are proposed. Based on the approved concept plan for the adjacent property, the number of units accessed from one entrance (418) already far exceeds 150. This was approved partially because there was no alternative access. The applicant has stated that there still is no alternate access available, but staff is of the opinion that no additional residential units should be approved unless a second access point can be provided. The applicant needs to work with adjacent property owners to try to gain another access point for the development. The applicant has submitted the attached plan showing that the proposal is to develop 31 lots within the northernmost 700 feet or so of lot depth, which does keep the development out of the steeper slopes of the ridgeline that this property traverses over to the south. Staff will likely include a condition that development must be limited to this area. There is a slope analysis and calculations attached that show the significant slopes on the site especially within the southern two-thirds of the site. The slope calculations reveal that over 70% of the site is characterized by slopes of greater than 25%. Staff is likely to recommend a lesser density than the requested 5 du/ac, based on the slope analysis and application of the residential density and land disturbance guidelines within the adopted Knoxville-Knox County Hillside and Ridgetop Protection Plan.

Action: Withdrawn

Meeting Date: 5/10/2018

Details of Action:

Summary of Action: Withdraw

Date of Approval:

Date of Denial:

Postponements: 3/9/2017-7/13/2017

Date of Withdrawal: 5/10/2018

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: