

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: 3-H-05-RZ **Related File Number:**
Application Filed: 2/7/2005 **Date of Revision:**
Applicant: E. L. DUNCAN BUILDER, INC.
Owner:

PROPERTY INFORMATION

General Location: Southeast side Pelleaux Rd., northeast of Long Hollow Rd., southwest of Norris Fwy
Other Parcel Info.:
Tax ID Number: 28 25, 25.02 **Jurisdiction:** County
Size of Tract: 13 acres
Accessibility: Access is via Pelleaux Rd., a major collector street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family detached subdivision **Density:** 5 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with rural to low density residential uses under A, PR and RA zoning.

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

Street: 8120 Pelleaux 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:
Extension of Zone: No
History of Zoning: None noted

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 1-5 du/ac.)

Staff Recomm. (Full): PR zoning at the recommended density is more compatible with surrounding development than the requested 5 du/ac. The sector plan proposes low density residential uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, PR and RA zoning.
2. PR zoning at 1 to 3 du/ac is more compatible with the scale and intensity of the surrounding development and zoning pattern than the requested 5 du/ac. Other properties zoned PR and RA along Pelleaux Rd. have been developed at up to 3 du/ac. Some residential development to the east is zoned PR at 1-4 du/ac, but it has direct access to and is located east of Norris Fwy.
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. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. At the staff's recommended density, up to 39 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 390 vehicle trips per day to the street system and about 25 children under the age of 18 to the school system. At the applicant's requested density, up to 65 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 650 vehicle trips per day to the street system and about 42 children under the age of 18 to the school system.
3. The applicant has submitted a letter from a licensed engineer that states that required sight distance on Pelleaux Rd. is available for access to the development, and this will need to be certified from the proposed access drive on the development plan.
4. The proposal 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. The North 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 may generate similar requests for PR zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan.

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: 3/10/2005

Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3.1 du/ac.

Summary of MPC action: Approve PR (Planned Residential) at a density of 1 to 3.1 dwelling units per acre

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: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: