

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 3-K-05-RZ **Related File Number:**
Application Filed: 2/10/2005 **Date of Revision:**
Applicant: BOB KIRBY, LLC
Owner:

PROPERTY INFORMATION

General Location: West side Bob Kirby Rd., north of Dutchtown Rd
Other Parcel Info.:
Tax ID Number: 118 116 **Jurisdiction:** County
Size of Tract: 9.1 acres
Accessibility: Current access is via Bob Kirby Rd., a minor collector street with 21' of pavement width within 60' of right of way. Applicant is proposing access to Sheretz Dr. for the proposed development. Sheretz Dr. is a local street with 26' of pavement width within 55' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family attached residential housing **Density:** 4.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density residential uses under A, RA, RB 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: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, extension of PR zoning from the north
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.): DENY PR (Planned Residential) zoning.

Staff Recomm. (Full): The current RA zoning is more appropriate for this site because the only safe access to the site is from Sheretz Dr., which is developed with single family residential uses under RA zoning. The PR zoning would allow consideration of attached residential development, which should not be accessed solely through single family development.

Comments: **NEED AND JUSTIFICATION FOR THE PROPOSAL**
1. Although the property has frontage on Bob Kirby Rd., the sight distance is not adequate for access to the proposed development. The only access to the site is from Sheretz Dr. to the west, through a single family neighborhood, also zoned RA.
2. The current RA zoning restricts the property to single family development only and allows the applicant reasonable use of the property. Under RA, two-family dwellings may be proposed for MPC's consideration as a use on review.
3. It is inappropriate to create a situation where attached residential development is solely accessed from detached single family development.
4. The requested PR zoning will require MPC use on review and possibly concept plan 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 current RA zoning requires concept plan approval from MPC prior to development.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available in the area to serve the site.
2. At the requested density, up to 40 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 290 vehicle trips per day to the street system and about 14 children under the age of 18 to the school system. With sanitary sewer, RA zoning allows 10,000 square foot minimum lot sizes for single family development and 12,000 square foot minimum lot sizes for two-family dwellings, yielding up to 39 and 66 potential dwelling units, respectively.
3. Approval of this request could have a negative impact on properties along Sheretz Ln. to the west of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Northwest 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 designated for low density residential use 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: 4/14/2005

Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 4.5 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 4.5 dwelling units per acre

Date of MPC Approval: 4/14/2005 **Date of Denial:** **Postponements:** 3/10/2005

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/23/2005

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: