CASE SUMMARY

APPLICATION TYPE: REZONING

Related File Number:

Date of Revision:

3-D-06-SP

Jurisdiction:

County



File Number:	3-K-06-RZ
Application Filed:	2/6/2006
Applicant:	M & M PARTNERS
Owner:	

PROPERTY INFORMATION

General Location: South and east sides Black Rd., northeast side N. Campbell Station Rd.

Other Parcel Info.:

 Tax ID Number:
 130
 061

Size of Tract: 11 acres

Accessibility:

GENERAL LAND USE INFORMATION Existing Land Use: Vacant land

Vacantiana		
Single family attached residential		Density: 4 du/ac
Northwest County	Sector Plan Designation:	Agricultural / Rural Residential
Urban Growth Area (Farragut)		
	Single family attached r Northwest County	Single family attached residential Northwest County Sector Plan Designation:

Neighborhood Context:

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

11936 Black Rd

Location:

Street:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:A (Agricultural)Former Zoning:PR (Planned Residential)Previous Requests:None notedExtension of Zone:PR

History of Zoning:

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 up to 4 du/ac.		
Staff Recomm. (Full):	PR zoning at the requested density is compatible with surrounding development and appropriate at this intersection of arterial and collector streets. The property is located within the Urban Growth Boundary of Farragut, is a half mile from a mobile home park and is about a mile from the I-40/75-Campbell Station Rd. interchange.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL Other properties in the immediate area are developed with residential uses under A, PR and RA zoning. PR zoning at up to 4 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern. A large mobile home park is located to the east of this site. It has access to N. Campbell Station Rd. and has been developed under RB zoning at a density of about 5 du/ac. 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 Public water and sewer utilities are available in the area to serve the site, but they will have to be extended for this development. The applicant has stated that the sewer will be extended from the southeast, near the Farragut Mobile Home Park, at the developer's expense. At the requested density, up to 44 dwelling units could be proposed on the subject property. The development of the proposed single family attached dwellings would add approximately 396 vehicle trips per day to the street system and about 7 children under the age of 18 to the school system. A preliminary plan for the site's development showed a possible realignment of the intersection of Black Rd. and N. Campbell Station Rd. A traffic impact study will be required at the development plan stage if the alignment of Black Rd. and N. Campbell Station Rd. is proposed to be altered, per recommendation by the Knox County Department of Engineering and Public Works. Required sight distance will need to be certified from the proposed realignment. There appear to be three large sinkholes on the site. (See attached Sinkhole Buffer Analysis map.) Geotechnical studies will be required to determine the status of these potential sinkholes. The applicant will be required to maintain a 50 foot building setback from the edges of any sinkholes. Based on the information available, about 8.24 acres will remain buildable after meeting sinkhole policy requirements. 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. With the recommended amendment to low density residential, the rezoning is consistent with the Northwest County Sector Plan. 2. The site is located within the Urban Growth Area of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Planning Director for the Town of Farragut has been notified of this request and has submitted comments to MPC staff. 3. This request may generate similar requests for low density PR zoning in this area in the future on properties in this 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.				
MPC Action:	Approved		MPC Meeting Date: 3/9/2006		
Details of MPC action:					
Summary of MPC action:	APPROVE PR (Planned Residential) at a density up to 4 dwelling units per acre.				
Date of MPC Approval:	3/9/2006	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:	4/17/2006	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: