

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-L-05-RZ **Related File Number:**
Application Filed: 2/7/2005 **Date of Revision:**
Applicant: HEARTLAND DEVELOPMENT, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest side Highland View Dr., southwest of Simpson Rd.
Other Parcel Info.:
Tax ID Number: 150 017 **Jurisdiction:** County
Size of Tract: 124.7 acres
Accessibility: Access is via Highland View Dr., a minor collector street with 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:** 1.06
Sector Plan: South County **Sector Plan Designation:** Agricultural / Rural Residential and Slope Protectio
Growth Policy Plan: Rural Area
Neighborhood Context: This area is developed with residential uses under A, PR, RA and RB 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 from the east.
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 du/ac. (Applicant requested 1.06 du/ac)

Staff Recomm. (Full): PR at the recommended density is an extension of zoning from the east and is compatible with surrounding development. The sector plan proposes agricultural and rural residential uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located adjacent to a residential subdivision to the east, developed under PR zoning at around 1.26 du/ac. Many Agriculturally zoned properties on the north and south sides of Highland View Dr. in the area have lot sizes of less than one acre.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
3. There are other properties in the area developed with residential uses under A, RA and PR zoning.

THE EFFECTS OF THE PROPOSAL

- 1. Public water is available at the site. The applicant has indicated that the proposed development will not connect to sanitary sewer, which is not available in the area. With no sewer, the minimum allowable lot size will be 20,000 square feet, with approval of the Knox County Health Department.
- 2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 124 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 1,240 vehicle trips per day to the street system and would add approximately 62 children under the age of 18 to the school system.
- 3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. The development will be accessed via a 50 foot wide strip that connects to Highland View Dr. Sight distance appears to be sufficient, but will need to be certified on the development plans.
- 4. Based on the attached slope analysis, about 46% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans.
- 5. 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 South County Sector Plan proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The proposal meets all Growth Policy Plan requirements for approval of PR zoning at up to 1 du/ac.
- 3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the 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: 3/10/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 dwelling unit 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: