CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 4-D-06-RZ Related File Number:

Application Filed: 3/10/2006 Date of Revision:

Applicant: CHESNEY HILLS PARTNERSHIP

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W W W • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southeast side Bob Kirby Rd., northeast of Chesney Rd.

Other Parcel Info.:

Tax ID Number: 104 205,208 Jurisdiction: County

Size of Tract: 45 acres

Access is via Bob Kirby Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Single Family Subdivision Density: 5 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This wooded, sloping site is within an area of low density residential development that has occurred

under A, RA, RAE and PR zones.

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

Street: 1408 Bob Kirby 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: None noted

Extension of Zone: Yes

History of Zoning: None noted for this site, but other property in the area has been zoned PR and RA.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.

APPROVE a density up to 3 dwellings per acre (Applicant requested a density up to 5 du/ac.)

Staff Recomm. (Full): PR zoning at up to 3 du/ac is consistent with the low density development pattern that has occurred in

the area and steep slope constraints on part of this site. The adopted sector plan proposes low density

residential and slope protection designation for this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under RA and PR zoning.

- 2. PR zoning at up to 3 du/ac, or 5 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern . Other properties zoned PR along Bob Kirby Dr. to the southwest have developed at similar densities. However, those properties don't have the steep topography of this parcel. The attached slope analysis indicates that approximately 21% of the site has slopes greater that 25% and 42% of the site has slopes between 15% and 25%. With 62% of the property affected by moderate to steep slopes, development should be limited to no more than 3 dwelling units per acre.
- 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.
- 2. A Traffic Impact Study will be required if over 75 lots are proposed for the development. The requested 5 du/ac development would allow 175 units on this site, would generate 1750 vehicle trips per day and would add 123 school aged children to the area school system. The proposed 3 du/ac would consist of 105 dwelling units, would add approximately 1050 vehicle trips per day to the street system and about 74 children under the age of 18 to the school system.
- 3. 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 Northwest County Sector Plan proposes low density residential uses and slope protection for the site. Development on the steeper portions of the site will be governed by the subdivision regulations as well as policies in the sector plan for development of such areas. The developer of the property should understand that such constraints may not allow development of the property at the approved density.
- 2. The site is located within the Urban 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 will also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

MPC Action: Approved MPC Meeting Date: 4/13/2006

Details of MPC action:

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Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 3 dwelling units per acre

Date of MPC Approval: 4/13/2006 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: 5/22/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:**

If "Other":

Amendments: Amendments:

Approved PR up to 2.8 du/ac with lots on south side to be

compatible

Date of Legislative Appeal: Effective Date of Ordinance:

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