

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: 4-H-05-RZ **Related File Number:**
Application Filed: 3/10/2005 **Date of Revision:**
Applicant: RICK CANTRELL
Owner:

PROPERTY INFORMATION

General Location: Southwest side Hill Rd., southeast of Holbert Dr.
Other Parcel Info.:
Tax ID Number: 19 PART OF 79 OTHER: MAP ON FILE AT MPC **Jurisdiction:** County
Size of Tract: 25.05 acres
Accessibility: Access will be through future local streets to be developed on the adjacent parcel 118 to the southeast, which has already been rezoned to PR and is proposed to be combined with this subject parcel for a single family detached residential development.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Single family residential development **Density:** 3 du/ac
Sector Plan: North County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural 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: 8235 Hill 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, extension of PR from the southeast
History of Zoning: None noted for this site

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.

Staff Recomm. (Full): PR at the recommended density is compatible with surrounding development in the area. The proposal is an extension of the low density residential sector plan designation from the southeast.

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 compatible with the scale and intensity of the surrounding development and zoning pattern. The parcel directly to the southeast of this site is zoned PR at 1 to 3 du/ac and is proposed to be combined with this subject property for one development.
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. At the proposed density, up to 75 dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 750 vehicle trips per day to the street system and about 49 children under the age of 18 to the school system.
3. If more than 75 lots are being proposed as part of the overall development, a traffic impact study will be required to be submitted with concept/use on review plans. If more than 150 lots are proposed, more than one access point may be required.
4. Based on the attached slope analysis, about 54% of the site has slopes of 15% 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 North County Sector Plan proposes agricultural / rural residential uses for the site. However, parcel 118 to the southeast is proposed for LDR (Low Density Residential) uses. The rezoning application did not require a sector plan amendment because it was considered a logical extension of the LDR designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. However, the parcel is to be combined with parcel 118 to the southeast for a single subdivision development. Parcel 118 is located within the Planned Growth Area and is already zoned PR at 1 to 3 du/ac.
3. This request may generate similar requests for PR zoning in this area in the future on properties to the south and east, 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: 4/14/2005

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 4/14/2005

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: 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: