

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHEAST COUNTY SECTOR PLAN AMENDMENT

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: 5-B-07-SP

Related File Number: 5-P-07-RZ

Application Filed: 4/11/2007

Date of Revision:

Applicant: M.A. SCHUBERT, JR.

PROPERTY INFORMATION

General Location: Northwest side Babelay Rd., east side Harris Rd.

Other Parcel Info.:

Tax ID Number: 50 171,174,178

Jurisdiction: County

Size of Tract: 106 acres

Accessibility: Access is via Babelay Rd., a minor collector street with 20' of pavement, and Harris Rd., a minor arterial street with 18' of pavement and each within 40' rights of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Single family subdivision

Density: 3 du/ac.

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Rural Area

Neighborhood Context: This site is in a rural residential area that has had limited development under Agricultural zoning and has seen some recent urban residential development under PR 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: 4-G-05-RZ/4-B-05-SP

Extension of Zone: Yes, from the west across Harris Rd.

History of Zoning: LDR and PR zoning were denied for this site in 2005. (4-B-05-SP/4-G-05-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: Rural Residential

Requested Plan Category: Low Density Residential

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 LDR (Low Density Residential) designation

Staff Recomm. (Full):

Low density residential use on this site would be consistent with the low density residential development proposed for the west side of Harris Rd and compatible with established residential uses found in the area, although they are more intensively developed.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential uses under A, and RB zoning.
2. PR zoning at up to 3 du/ac is compatible with the scale and intensity of the existing and proposed residential development and zoning pattern . Other properties zoned PR along Harris Rd. to the southwest are being developed at up to 3 du/ac.
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. The applicant has provided a letter from the utility provider that says the costs to extend water and sewer lines will be the responsibility of the developer.
2. The applicant's proposal for the site is the same as presented in 2005 and the traffic engineering firm letter identifying the impacts of that development has been resubmitted. The letter states the development will consist of 262 dwelling units built out over 7 years. The development of single family detached dwellings would add approximately 2,520 vehicle trips per day to the street system and about 153 children under the age of 18 to the school system. The traffic engineer's assessment is that the present streets, although not ideal, can reasonably accommodate the projected increase in traffic from this development. (See attached letter.)
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 Northeast County Sector Plan proposes rural residential uses and slope protection for the site with low density residential use to the west across Harris Rd.. Approval of the sector plan amendment to request low density residential use for this site will be an extension of LDR from the west and will allow a higher density of development to occur on this site.
2. The site is located within the Rural Residential Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. Urban Growth is located across Harris Rd. to the west of the site
3. This request may generate similar requests for PR zoning in this area in the future on properties which are proposed for rural 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: 5/10/2007

Details of MPC action:

Summary of MPC action:

LDR (Low Density Residential)

Date of MPC Approval:

5/10/2007

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: 6/25/2007

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: