

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-C-01-RZ **Related File Number:**
Application Filed: 4/12/2001 **Date of Revision:**
Applicant: RANDY NICELY
Owner:

PROPERTY INFORMATION

General Location: Southeast side Stair Dr., southeast side Maloneyville Rd.
Other Parcel Info.:
Tax ID Number: 30 80.01& 80.07-80.15 **Jurisdiction:** County
Size of Tract: 90 acres
Accessibility: Access is via Maloneyville Rd., a minor collector street with 18' to 20' of pavement within a 40' right-of-way and Stair Dr., a local street with 17' to 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:**
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: This site is surrounded by rural residential development that has occurred along existing county roads within Agricultural zoning. More recent subdivision development has occurred under PR and RA zones.

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

Street: 7040 Stair Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: RA (Low Density Residential)
Previous Requests: None noted.
Extension of Zone: No
History of Zoning: See comments below regarding rezoning on property to the south. (5-Q-00-RZ and 4-DD-01-RZ.)

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:

KP

Staff Recomm. (Abbr.):

APPROVE PR (Planned Residential) zoning. (Applicant agrees to PR zoning.)
APPROVE a density of 1 unit per acre.

Staff Recomm. (Full):

The Northeast County Sector Plan proposes rural residential development for this site.

Comments:

RA zoning is not allowed by the Growth Policy Plan for properties designated in the Rural Area. The applicant is proposing 190 residential lots on this 90-acre tract, which is a density of a little more than 2 du/ac. The Growth Policy Plan, Section 3.2, allows consideration of PR zoning at up to 2 du/ac, dependent upon the site's environmental characteristics and Health Department determination of septic system capability. In reference to Section 3.2, pertaining to environmental characteristics, a portion of the property has severe soil limitations, due to a high water table. (See attached map.) Exceptions to Section 3.2 would allow consideration of densities of up to 3 du/ac, as described in Section 3.5, which spells out certain conditions for low density residential development. Conditions dealing with adequate collector or arterial connections to the Planned Growth or Urban Growth area and the submission of a traffic impact analysis have not been met. Given the above factors, a density of 1 du/ac under PR zoning, which is supported by the adopted sector plan and Growth Plan, is appropriate for the property's development.

Much of the surrounding residential pattern is rural in character, with development occurring on large acreage tracts. The property to the south, which was rezoned PR at 1-3.3 dwelling units per acre, was recommended by MPC (5-Q-00-RZ) at 1 du/ac. MPC recommended PR at 1-3.3 du/ac (4-DD-01-RZ) for another adjacent tract to the south. County Commission will consider this rezoning at their May 29 meeting.

During the concept plan/use on review stage, the applicant may be required to widen Stair Dr. and/or Maloneyville Rd. to sufficient width to support the added traffic of the residential subdivision. The applicant's proposed 190 lots will add approximately 1900 vehicular trips per day to the area road system and approximately 108 children to the area's school population.

MPC Action:

Approved

MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density of 1-2 dwelling units per acre

Date of MPC Approval:

5/10/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

County Commission

Date of Legislative Action:

6/25/2001

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: