

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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www.knoxmpc.org

File Number: 5-E-03-RZ **Related File Number:** 5-A-03-SP
Application Filed: 4/7/2003 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: Northeast side Duncan Rd., northeast side Schriver Rd.
Other Parcel Info.:
Tax ID Number: 134 91 **Jurisdiction:** County
Size of Tract: 19.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: Single family subdivision **Density:** 1-3 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** Agricultural / Rural Residential
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 1808 Schriver Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), RB (General Residential) and PR (Planned Residential) @ 1-5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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 2 du/ac. (Applicant requested 1 to 3 du/ac)

Staff Recomm. (Full): PR zoning at 1 to 2 du/ac will permit development compatible with the surrounding area and will require MPC review and approval of a site plan prior to any subdivision or development of the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at a density of 1-2 du/ac is more compatible with both the higher density development to the north and the lower density development to the south. Chatsworth subdivision to the northwest has the highest density of residential development in the immediate area. It is zoned PR at 1 to 5 du/ac, but has been developed at 2.84 du/ac. The residential development to the south is predominantly on greater than 1 acre lots developed under Agricultural zoning.
2. The site is currently zoned A, PR @ 1-5 du/ac and RB. The approximate acreage's of these zones are 0.5 acres of PR, 4 acres of RB and 15 acres of Agricultural. Under the current zoning, about 2 units could be developed in the PR zone, 48 units in the RB zone, and 12 units in the Agricultural zone. The Agricultural acreage was reduced by twenty percent (3 acres) to compensate for land which would be used for road right of way. This amounts to a total of 62 units that could be developed under the current zoning. The applicant's requested zoning and density would allow up to 58 units. The staff's recommended zoning and density would allow up to 39 units.
3. The topography of the site is suitable for residential development at up to 2 units per acre. The attached topography map indicates few slopes over 15% and none over 25%. The easternmost portion is the part of the site most limited by slopes.
4. The site is located in an area designated as rural by both the Sector Plan and the Growth Policy Plan, so the density should be limited.

THE EFFECTS OF THE PROPOSAL

1. The recommended 1-2 du/ac will allow up to 39 dwelling units to be developed on the property. This will add approximately 16 school aged children to the school system. The requested 1-3 du/ac would add 24 school aged children.
2. The recommended density would add approximately 390 vehicle trips per day to the street system. The requested 1-3 du/ac would add 580 vehicle trips per day. Duncan Rd., with 21 feet of pavement width, should be adequate to handle the additional traffic under either density. However, regardless of the density, because the property is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan, a traffic impact analysis will be required as part of the required concept plan / use on review process.
3. The applicant has provided a letter (attached) from the Knoxville Utilities Board stating that water and sewer can be provided to the development with no immediate upgrades required.
4. Possible effects of the development on adjacent properties, such as traffic and drainage, will be addressed through MPC's required concept plan / use on review process prior to development of the site.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Staff is recommending approval of a Southwest County Sector Plan amendment from Agricultural / Rural Residential to Low Density Residential, which is consistent with the recommended zoning and density.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Rural Area. The site meets all policies for rezoning proposals in the rural area. A traffic impact analysis will be required as part of the concept plan / use on review process.
3. Staff anticipates that there will be more zoning requests for residential development in this area in the future. Unless the Southwest County Sector Plan and Growth Policy Plan are amended on a larger

scale in this area, zoning densities should be restricted to 3 du/ac or lower.

MPC Action: Approved **MPC Meeting Date:** 6/12/2003
Details of MPC action:
Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 2 dwelling units per acre
Date of MPC Approval: 6/12/2003 **Date of Denial:** **Postponements:** 5/8/2003
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 7/14/2003

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	Date of Legislative Action, Second Reading:	
Date of Legislative Action:	7/28/2003	Other Ordinance Number References:	
Ordinance Number:		Disposition of Case, Second Reading:	
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			