

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: 5-F-17-RZ **Related File Number:**
Application Filed: 3/27/2017 **Date of Revision:**
Applicant: DARREN F. GREEN

PROPERTY INFORMATION

General Location: Northwest side E. Beaver Creek Dr., southwest of Rhyne Ln.
Other Parcel Info.:
Tax ID Number: 47 183 **Jurisdiction:** County
Size of Tract: 7 acres
Accessibility: Access is via E. Beaver Creek Dr., a major collector street with 20' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 4 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed primarily with low and medium density residential uses under RA, RB and PR zoning. There is a large tract of CA-zoned property to the north that is currently undeveloped.

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

Street: 623 E Beaver Creek Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 2 du/ac. (Applicant requested 4 du/ac)

Staff Recomm. (Full): PR is an appropriate zone for residential development of this site and is consistent with the sector plan proposal for the property. Staff recommends a reduced density of up to 2 du/ac, rather than the requested 4 du/ac, for better compatibility with surrounding development. This recommendation allows the applicant reasonable use of the property for up to 14 units, while maintaining better compatibility with adjacent uses.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. PR is the most appropriate residential zone that can be considered for this site. The recommended density is compatible with the surrounding development and zoning pattern.
2. PR zoning at either the proposed or recommended density is consistent with the sector plan proposal for the site.
3. Limiting the density to 2 du/ac is recommended for better compatibility with surrounding land uses and zoning, specifically the RA zoned detached lots directly south between the subject property and E. Beaver Creek Dr. The subject property essentially surrounds these established residences in the RA zone. The adjacent RA zoning allows minimum lot sizes of 10,000 square feet with sewer which yields a density of between 3 and 4 du/ac. The actual developed density in the adjacent area to the south is significantly less than even the recommended 2 du/ac, but the property is located along a major collector street and does not require access to any local residential streets, so the recommended density is appropriate. There are 10 dwelling units on 8 acres to the south, which is a density of 1.25 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for proposed development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. PR zoning at the recommended density will allow reasonable use of the property for residential development, while maintaining compatibility with surrounding development and zoning. The requested density of 4 du/ac would not be compatible with the adjacent development to the south.
2. The recommended PR zoning at a density of up to 2 du/ac would allow for a maximum of 14 dwelling units to be proposed for the site. That number of detached units would add approximately 170 vehicle trips per day to the street system and would add approximately 7 children under the age of 18 to the school system. The requested density of 4 du/ac would allow for a maximum of 28 dwelling units to be proposed for the site. That number of detached units would add approximately 321 vehicle trips per day to the street system and would add approximately 14 children under the age of 18 to the school system.

3. PR zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
4. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The North County Sector Plan designates this site for low density residential uses, consistent with PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. The recommended zoning and density do not present any apparent conflicts with any other adopted plans.

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.

Action: Approved **Meeting Date:** 5/11/2017

Details of Action:

Summary of Action: Recommend the Knox County Commission approve PR (Planned Residential) at a density up to 2 dwelling units per acre.

Date of Approval: 5/11/2017 **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: 6/26/2017

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: