

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-V-06-RZ **Related File Number:**
Application Filed: 4/10/2006 **Date of Revision:**
Applicant: ROBERT BURRIS
Owner:

PROPERTY INFORMATION

General Location: West side Pelleaux Rd., north of Western Rd.
Other Parcel Info.:
Tax ID Number: 27 289.02 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Pelleaux Rd., a minor collector street with 17' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Single family detached residential **Density:** 2 du/ac
Sector Plan: North County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Rural Area
Neighborhood Context: This area has been developed with rural to low density residential uses under A, RA and 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: None noted
Extension of Zone: Yes, extension of PR from the north
History of Zoning: The property to the north was rezoned PR at 1-2 du/ac in 2004 (9-H-04-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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 2 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is a logical extension of zoning from the north and will allow clustering of development in the most suitable locations of the site. The zoning and density is allowed within the Rural Area of the Growth Policy Plan and is also consistent with the sector plan.

Comments: The subject parcel is to be added to the two adjacent parcels to the north for a single development. The previous rezoning review in 2004 revealed that the property has some development constraints, due to slopes greater than 25% and a natural drainageway running through the property. The requested density in this case is consistent with the density previously approved on those adjacent parcels. Staff maintains the recommendation of up to 2 du/ac.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is a logical extension of zoning and density from the north.
2. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern.
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. In this case, there are physical site constraints, which will limit the developable portion of the site. The slopes and creek on the site must be protected.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. At the requested density, up to 2 additional dwelling units could be proposed on the subject property. The development of single family detached dwellings would add approximately 20 vehicle trips per day to the street system and about 1 child under the age of 18 to the school system.
3. During the previous zoning review in 2004, the applicant provided documentation that there are three potential locations on this site that can meet minimum sight distance requirements. This will have to be certified as part of the development plan process. Staff recommends that access to the development be placed in the location with the best sight distance on Pelleaux Rd.
4. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern and will have minimal impact on surrounding properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential uses for the site, consistent with this proposal.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Planned Growth Area is located to the east across Pelleaux Rd.
3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential use 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: 5/11/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of up to 2 dwelling units per acre

Date of MPC Approval: 5/11/2006

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: 6/26/2006

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: