

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 du/ac. (Consistent with the current Agricultural / Rural Residential sector plan designation) (Applicant requested 3 du/ac.)

Staff Recomm. (Full): PR at the recommended density permits development of the property, consistent with the sector plan and growth policy plan, and permits flexibility for clustering of dwelling units in more developable parts of the site. The proposed density of 3 du/ac is out of character with the surrounding development and zoning pattern.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located adjacent to a residential subdivision to the east, zoned PR and developed at less than 1 du/ac. That site is designated for low density residential development on the sector plan. The RA zoned property to the north of the site is developed at well less than 1 du/ac. All other surrounding properties are zoned Agricultural, with lot sizes substantially greater than 1 acre.
2. The recommended zoning and density of 1 du/ac is compatible with the scale and intensity of the surrounding land uses and zoning pattern and is consistent with the current sector plan and Growth Policy Plan.
3. Other properties in the area are developed with agricultural and rural residential uses under A, RA and PR zoning.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are not currently available at the site. However, the applicant has provided the attached letter from West Knox Utility District that indicates that water and sanitary sewer service may be provided to the site. Sewer would have to extended approximately 1.8 miles to the east, to the existing pump station at Hardin Valley Elementary School.
2. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 162 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 1,620 vehicle trips per day to the street system and would add approximately 114 children under the age of 18 to the school system. The requested density of 3 du/ac would allow for a maximum of 486 dwelling units to be proposed for the site. That number of single family detached units, would add approximately 4,860 vehicle trips per day to the street system and would add approximately 344 children under the age of 18 to the school system.
3. A traffic impact study will be required if more than 75 lots are proposed as part of the overall development. Adequate sight distance from proposed access points will need to be certified on the development plans. This site has numerous streets where access could potentially be provided. A second access point will be required if the development exceeds 150 units and a third access point may be necessary, depending on the density approved and units proposed.
4. As shown on the attached I-475 Parkway Planning Corridor map, a portion of the site is located within the TDOT 1,000 foot planning corridor. The corridor is wider than 1,000 feet in this section, because this is the possible location of an interstate interchange. The applicant will be expected to work with MPC staff, Knox County Engineering and TDOT in addressing this issue.
5. In meeting the requirements of the Growth Policy Plan for rezoning in the Rural Area, the applicant has provided the attached traffic impact analysis addressing the capacity and condition of streets connecting the site into the Planned Growth Area, which is located 1.6 miles to the east on Hardin Valley Rd. at Steele Rd. Hardin Valley Rd. is classified as a minor arterial street on the Major Road Plan map. Knox County Engineering has verified that Hardin Valley Rd. is adequate to handle the additional traffic that would be generated by this proposed development. The preliminary traffic impact analysis for this rezoning was based on a total proposed development consisting of approximately 325 dwelling units, with three access points proposed to E. Gallaher Ferry Rd. and one to Hickory Creek Rd. The findings of the analysis note significant increases in traffic to area roadways as a result of the

proposed development, particularly to E. Gallaher Ferry Rd. Improvements that will require consideration based on the additional traffic anticipated from this level of development include addressing possible safety concerns with the alignment of Hardin Valley Rd. at its intersection with Hickory Creek Rd. and E. Gallaher Ferry Rd., where a sharp curve exists, as well as improving the section of E. Gallaher Ferry Rd. between the intersection of Hickory Creek Rd. and the second of the three access points to the north on E. Gallaher Ferry Rd. A full traffic impact analysis will be required at the concept subdivision review stage that will address the exact nature of improvements that will be needed based on a more specific development plan.

6. Based on the attached slope analysis, about 20.5% of the site has slopes of 25% or greater. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans. Based on the slope analysis, if MPC were inclined to recommend that the sector plan be amended to LDR, staff would recommend approving a density of no more than 2 du/ac.

7. The Knox County Park and Recreation Facility Plan, adopted in February 1998 by MPC and Knox County Commission, shows Conner Creek, which traverses the site on the west side of E. Gallaher Ferry Rd., as part of the proposed County Greenway System. The applicant will be expected to work with the Knox County Parks and Recreation Department and MPC in addressing this issue on future development plans.

8. The recommendation is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. The proposed sector plan amendment and zoning density are out of character with the surrounding area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan, which was updated in late 2003, proposes agricultural and rural residential uses and slope protection for the site, consistent with the recommended density of 1 du/ac, but not consistent with the proposed density of 3 du/ac.

2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. With an approved sector plan amendment to LDR, the proposal meets all Growth Policy Plan requirements for approval of PR zoning at 1 to 3 du/ac.

3. This request may lead to future requests for PR zoning in the future on large lot, agricultural properties in the area, especially with the extension of sewer to this site.

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:** 6/9/2005

Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 3 du/ac.

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 6/9/2005 **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: 7/25/2005 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

PR conditioned to development at 1.8 du/ac or allow up to 283 lots, based on sale of 5-acre Benson tract. (See PaperVision file for detailed language)

Date of Legislative Appeal: **Effective Date of Ordinance:**